

24 Addendum

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OLD BREMERTON GAS WORKS SITE

SESKO PROPERTY

TARGETED BROWNFIELDS ASSESSMENT

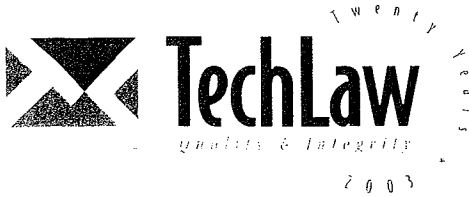
BREMERTON, WASHINGTON

**Prepared by
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**Contract No. EP-S7-06-03
Task Order No. 06-07-0005**

**Submitted to Work Assignment Manager: Joanne LaBaw
U.S. Environmental Protection Agency
Region 10 - ECL 115
1200 Sixth Avenue
Seattle, Washington**

November 10, 2006



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December 14, 2006

TO-005-06-07-005-DCN030

Ms. Joanne LaBaw
United States Environmental Protection Agency
1200 Sixth Avenue
Seattle, Washington 98101

RE: Letter Addendum: Targeted Brownfields Assessment Phase I Report, Old Bremerton Gas Works- McConkey Property, Bremerton, Kitsap County, Washington; Technical Direction Document No. 06-07-0005; Contract No. EP-S7-06-03

Dear Ms. LaBaw:

This letter has been compiled pursuant to new information received from the Bremerton Fire Department and will serve as an addendum to the above referenced Phase I report. The Bremerton Fire Department responded to a request for information on December 8, 2006 as well as further inquiries were made by the property owner, Trip McConkey, on December 11, 2006. The new information is found below.

According to the Bremerton Fire Department, Bremerton Gas Works stopped operating as a gas works facility in the 1940's or 1950's. After that time, the Old Bremerton Gas Works Property was used by Lent's Mechanical. After Lent's Mechanical, the property was used as a storage facility.

In the 1990's, there was a large fire at the storage facility. Trip McConkey stated that the fire started in either in Building B-10 or B-11. A tenant was renting either Building B-10 or B-11 to store race car equipment. The fire was extremely hot and tires inside the building were burned in the fire. The Piston Ring shop was also located in either Building B-10 or B-11. All of the contents of these buildings were lost. Two new buildings were constructed to replace the two lost buildings.

This new information is consistent with the information found in the Old Bremerton Gas Works- McConkey Property Phase I Targeted Brownfields Assessment (TBA) Report. It does not appear that this new information substantially alters the Findings or Opinions presented in the TBA.

If you have any questions or comments regarding this document, please contact TechLaw project manager Rich Howard at (916) 497-0438 or John Fellingner (304) 230-1230.





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Sincerely,

David E. Dobb

for
John Fellingner
Region 10 START Program Manager

Enclosure

JF/ejb

cc: TL/Central Files



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ABBREVIATIONS AND ACRONYMS

AAI	All Appropriate Inquiries
AST	above-ground storage tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Report System
CSCSL	Confirmed and Suspected Contaminated Sites List
CSO	Combined Sewer Overflow
DNR	Washington Department of Natural Resources
DoD	Department of Defense
Ecology	Washington State Department of Ecology
EDR	Environmental Data Resources
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	environmental site assessment
FUDS	Formerly Used Defense Sites
LQG	Large Quantity Generator
LUST	leaking underground storage tank
McConkey Properties	Property 1 and Property 2
NFRAP	no further remedial action planned

ABBREVIATIONS AND ACRONYMS (CONTINUED)

NPL	National Priorities List (Federal "Superfund" List)
PAH	polycyclic aromatic hydrocarbons
PCB	polychlorinated biphenyl
ppm	parts per million
Property 1	McConkey Center Property
Property 2	McConkey Waterfront Property
PSE	Puget Sound Electric
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SHA	site hazard assessment
subject properties	Old Bremerton Gas Works Site
SQG	small quantity generator
SWLF/LF	State solid waste disposal and landfill
TBA	targeted Brownfields assessment
TDD	Technical Deliverable Document
TechLaw	TechLaw, Incorporated
TSD	Treatment, Storage, and Disposal
USC	U.S. Code
USGS	U.S. Geological Survey
UST	underground storage tank
VCP	Voluntary Cleanup Program

1.0 INTRODUCTION

The objective of a Phase I environmental site assessment (ESA) is to gather readily ascertainable information regarding current and historical activities on or adjoining a subject property. This information is used to evaluate whether known or suspect environmental concerns related to hazardous substances or petroleum products exist in association with the subject properties and adjoining properties.

This Phase I Targeted Brownfields Assessment (TBA) was conducted as part of the U.S. Environmental Protection Agency (EPA) Brownfields Economic Redevelopment Initiative. This initiative is designed to empower states, cities, tribes, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse Brownfields sites (EPA 2002). The specific scope of services for this Phase I TBA is detailed in contract number EP-S7-06-03, Technical Deliverable Document (TDD) 06-07-0005, between EPA Region 10 and TechLaw, Incorporated (TechLaw). This task order requires TechLaw to conduct a Phase I TBA at the Old Bremerton Gas Works Site (subject properties) located at 1725 Pennsylvania Avenue in Bremerton, Washington.

This TBA was conducted in accordance with the current American Society for Testing and Materials (ASTM) Standard E 1527-05. The purpose of this assessment was to identify ASTM-Recognized Environmental Conditions (RECs) (see Section 1.2 for definition) that may exist on the Sesko Property and to assess whether environmental impacts are because of current and past on-site or nearby activities. Identification or sampling of suspect asbestos-containing materials, radon, wetlands, lead-based paint, or lead in drinking water are not considered to be within the scope of the ASTM standard and were not part of this investigation.

The subject properties are located approximately one mile north-northwest of downtown Bremerton (Figure 1-1 and Figure 1-2). Three properties are part of the subject properties. Two of the properties belong to Trip McConkey (Mr. McConkey) and one of the properties belongs to Natacha Sesko (Sesko Property). The Sesko Property is currently owned by Natacha Sesko and comprises approximately 0.55 acres and is zoned marine industrial. The Sesko Property does not have any current uses due to on-going legal issues with the City of Bremerton (Kitsap County Assessor's Office 2006).

The Sesko Property shares its borders with other commercial land, marine industrial land, and residential land. Located north of the Sesko Property down a steep slope is Port Washington Narrows. Northeast of the Sesko Property is SC Fuels, a bulk fuel distributor, located at 1702 Pennsylvania Avenue. SC Fuels is also known as Pacific Northwest Energy Company. Northwest of the Sesko Property is Port Washington Marina, located at 1805 Thompson Avenue. Port Washington Marina has 81 slips in Port Washington Narrows. Located west-southwest of the Sesko Property is Penn Plaza Industrial Park. Penn Plaza Industrial Park consists of two properties owned by Trip McConkey and these two properties are part of the subject properties.

Penn Plaza Industrial Park offers self storage rental, office space rental, warehouse rental spaces for storage or commercial tenants, and is currently home to many types of industries. The McConkey Center Property (Property 1) has a total area of 2.42 acres. The McConkey Waterfront Property (Property 2) occupies 0.71 acres. Premier Propeller is located at 1701 Thompson Avenue, west of Sesko Property. Premier Propeller sells and repairs computerized boat propellers. South of the Sesko Property is a boat storage/mini-storage facility that was a former concrete plant and is also part of Penn Plaza Industrial Park. This property is also owned by Mr. McConkey. The Sesko Property is bordered on the east, southeast, and west by residential areas.

1.1 PURPOSE AND SCOPE OF WORK

The purpose of the Phase I TBA was to identify RECs and assess, on the basis of readily available information, the following: (1) past and present land use practices and site operations and (2) the use, storage, generation, manufacture, and disposal of petroleum products and hazardous materials and wastes at the Sesko Property. The goal of the assessment was to identify the presence or likely presence of hazardous substances or petroleum products on the Sesko Property, under conditions that indicate an existing release or past release into structures on the Sesko Property or into the ground, groundwater, or surface water of the Sesko Property, from on-site and off-site sources.

This assessment was accomplished by a reconnaissance of the Sesko Property, a visit to the Sesko Property, a review of publicly available records, interviews of pertinent individuals and regulatory and public agency personnel, and a review of pertinent documentation readily available through public information sources. The current property owner was not contacted because of a lawsuit regarding the Sesko Property and the City of Bremerton. The Sesko Property vicinity is defined as the neighboring properties and facilities within an approximate distance of $\frac{1}{4}$ mile of the Sesko Property, the nature of which may adversely affect or have affected environmental conditions at the Sesko Property due to the presence and release of hazardous substances or petroleum products to the environment.

The scope of work was conducted in general accordance with the U.S. EPA 30 Code of Federal Regulations (CFR), Part 12, Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule approved November 1, 2005, and the American Society of Testing and Materials (ASTM) *Standard Practice for ESAs* (Standard E 1527-05) approved November 18, 2005. The scope of work included the following elements:

- Review of pertinent, available documents and maps concerning local geologic and hydrogeologic conditions

- Review and interpret available historical aerial photographs of the Sesko Property and vicinity for selected years back to the Sesko Properties' first developed use or to 1940, whichever is earlier, from readily available sources
- Review and interpretation of available archival topographic maps and historical land use maps (e.g., Metsker, Kroll, and Sanborn Fire Insurance maps) and business directories (e.g., Coles and Polks) of the Sesko Property and the Sesko Property vicinity for information about the Sesko Property historical land use that could have involved the manufacture, generation, use, storage, and disposal of petroleum products and hazardous materials or wastes
- Performance of a reconnaissance survey of the Sesko Property to make visual observations of existing site conditions and activities
- Review of current county, state, and federal lists of known or potential hazardous waste sites and landfills and of sites currently under investigation for environmental violations located near the Sesko Property (ranging up to a 1-mile radius, as specified in ASTM E 1527-05), including the following:
 - EPA National Priorities List (NPL) ("Federal Superfund") (1-mile radius)
 - EPA Delisted NPL List ($1/2$ -mile radius)
 - EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and CERCLIS No Further Remedial Action Planned (NFRAP) Lists ($1/2$ -mile radius)
 - EPA Emergency Response Notification System (ERNS) List (subject property)
 - EPA Resource Conservation and Recovery Act (RCRA) List (subject property and adjoining properties)
 - EPA RCRA Corrective Action Report System (CORRACTS) Treatment, Storage, and Disposal (TSD) Facilities List (1-mile radius)
 - EPA Institutional and Engineering Controls databases (subject property and adjoining properties)
 - EPA Brownfields sites ($1/2$ -mile radius)
 - State and Tribal lists of hazardous waste sites (subject property)

- State and Tribal - equivalent NPL sites list (1-mile radius)
- State and Tribal - equivalent CERCLIS sites list ($1/2$ -mile radius)
- State and Tribal Leaking Underground Storage Tank (LUST) Sites List ($1/2$ -mile radius)
- State and Tribal Listing of Registered Underground Storage Tanks (USTs) (subject property and adjoining properties)
- State and Tribal Institutional and Engineering Controls databases (subject property and adjoining properties)
- State and Tribal Voluntary Cleanup Program (VCP) sites ($1/2$ -mile radius)
- State and Tribal List of Active Landfills and/or Solid Waste Disposal Sites ($1/2$ -mile radius)
- State and Tribal Brownfields sites ($1/2$ -mile radius)
- Interview of the McConkey Properties owner for information about the land use history of the Sesko Properties and past and present practices regarding use, storage, and disposal of petroleum products and hazardous materials and wastes
- Request information from the report "User" as outlined in the "User's Responsibilities" section of the ASTM E1527-05 guidelines including:
 - Title and judicial records review information for activity and use limitations including liens and institutional and engineering controls;
 - Specialized or actual environmental knowledge and experience of the User; and commonly known information from the User; and
 - Evaluation of the relationship of the offered purchase price of the Sesko Property, if established, to fair market value.
- Telephone or email inquiries to relevant municipal, county, and state regulatory agencies and utilities as applicable for information about building or environmental permits, environmental violations or incidents, property development records, and status of potential enforcement actions at the Sesko Property. Agency contacts included the following:
 - City of Bremerton Fire Department

- City of Bremerton Clerk
 - Kitsap County Assessor's Office
 - Kitsap County Auditor's Office
 - Washington Department of Natural Resources (DNR)
 - Washington State Department of Ecology (Ecology)
- Preparation of this report describing the research performed with resultant findings, recommendations, and professional opinions about the potential for environmental contamination at the Sesko Property

1.2 DEFINITIONS AND TERMINOLOGY

The definitions and terminology used in this report are consistent with the definitions in ASTM Standard E 1527-05, unless noted otherwise. The following are definitions with brief discussions of ASTM terms used in this report.

Recognized Environmental Condition. This term is defined as follows:

The presence or likely presence of any hazardous substances (as defined pursuant to CERCLA, 42 U.S. Code (USC) §9601[14], as interpreted by EPA regulations and the courts) or petroleum products (including those substances within the meaning of the *petroleum exclusion* to CERCLA, 42 USC §9601[14], as interpreted by EPA regulations and the courts) on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject properties or into the ground, groundwater or surface water of the subject properties. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (ASTM 2005).

RECs, as defined in the above text, will be identified in this report based on issues identified during the review of historical information and information provided by the City of Bremerton, in the public domain, or identified during the reconnaissance at the subject properties. In addition, any government- or facility-initiated environmental investigation will be classified as an REC until data supporting reclassification can be reviewed and evaluated or until the

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governmental agency requires no further action. For example, an area that is identified as a solid waste management unit or is under a RCRA facility investigation would be classified as an REC. Any cleanup that is planned or under way either through a regulatory enforcement action, Consent Order, or VCP would be classified as an REC.

Off-site facilities that may impact the subject properties with hazardous substances or petroleum products are not classified as creating an REC on the subject properties unless, based on available information, such impacts present a material risk of harm to the health or safety of current or future site occupants, or a material risk upon which the appropriate governmental agencies would initiate an independent enforcement action.

Historical Recognized Environmental Condition. This term is defined as follows:

An environmental condition which in the past would have been considered a Recognized Environmental Condition, but which may or may not be considered a Recognized Environmental Condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the Historical REC on the subject properties. If a past release of any hazardous substance or petroleum product has occurred in connection with the subject properties and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an Historical REC (ASTM 2005).

For the purpose of this report, an apparent Historical REC would be classified as a REC if, for example, its remediation or closure would not conform to current minimum regulatory requirements or industry standards for the investigation or chemical analyses. For example, if a contaminated site cleanup had been performed and the regulatory action level had decreased since the cleanup was completed, that specific cleanup action may be defined as an REC. Another example could include a site or area where remediation has been completed, but groundwater monitoring and reporting continues to be required. These determinations would be based on available data and professional judgment.

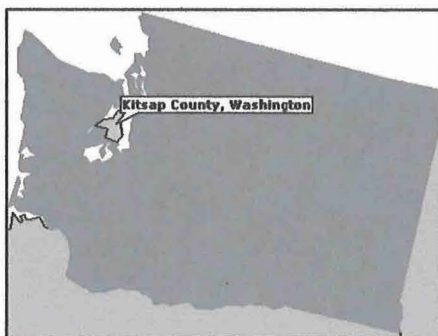
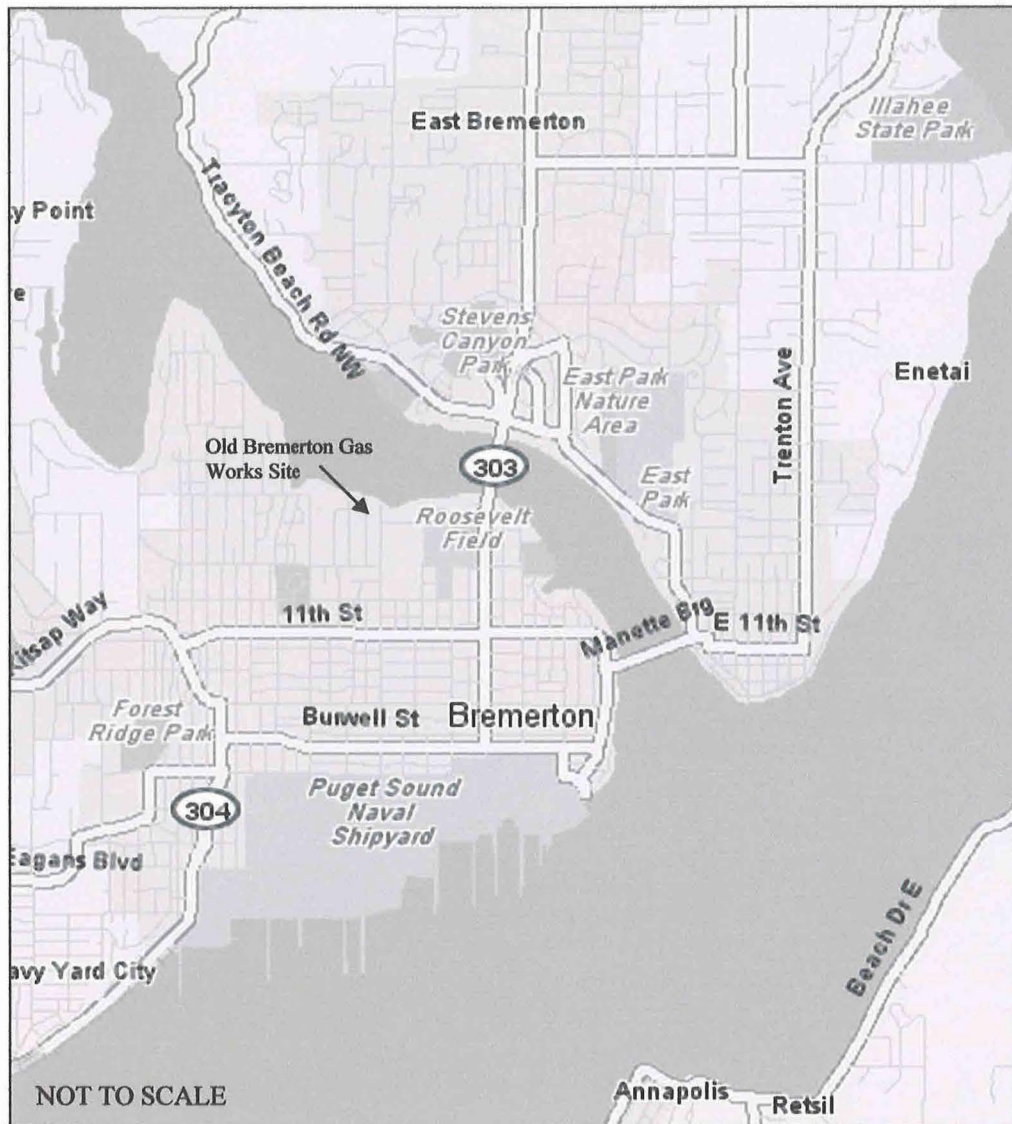
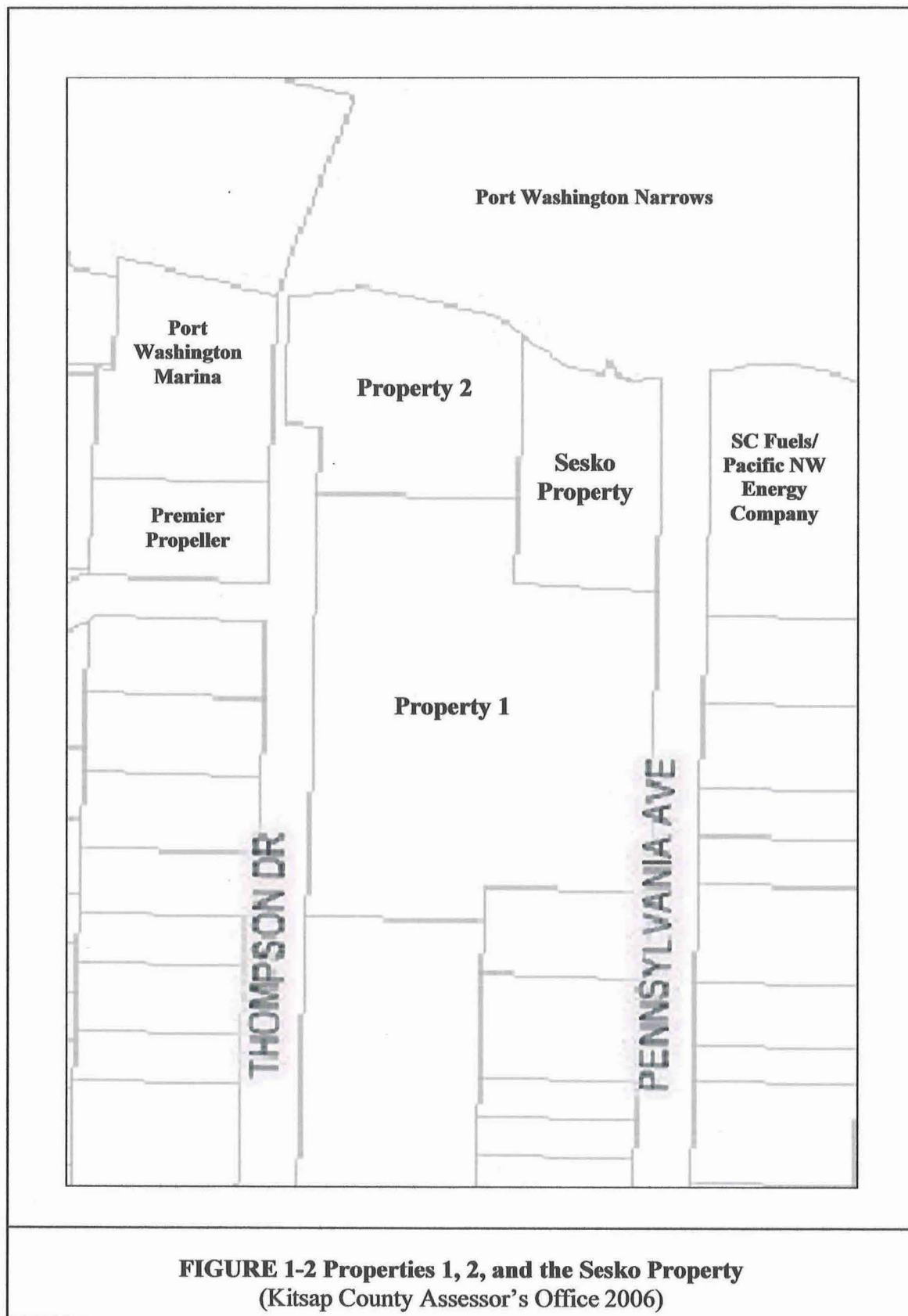


FIGURE 1-1 SITE VICINITY MAP
(Yahoo 2006)



2.0 SITE LOCATION AND DESCRIPTION

2.1 SITE LOCATION

The Sesko Property is located in the city of Bremerton in Kitsap County east of the Olympic Mountains directly across Puget Sound from Seattle. The land area of Bremerton is 23 square miles and Bremerton's watershed comprises 12.96 square miles. Bremerton has a population of approximately 38,730 people (City of Bremerton Comprehensive Plan 2004). The Sesko Property is located one mile north-northwest of downtown Bremerton, south of Port Washington Narrows. The Sesko Property is zoned as Marine Industrial (McConkey 2006b). Residential areas are located southeast, west, and east of the Sesko Property. Port Washington Narrows is used for boating and fishing activities. Land use in the vicinity of the Sesko Property is for residential, commercial, marine industrial, and recreational purposes.

2.2 SITE DESCRIPTION

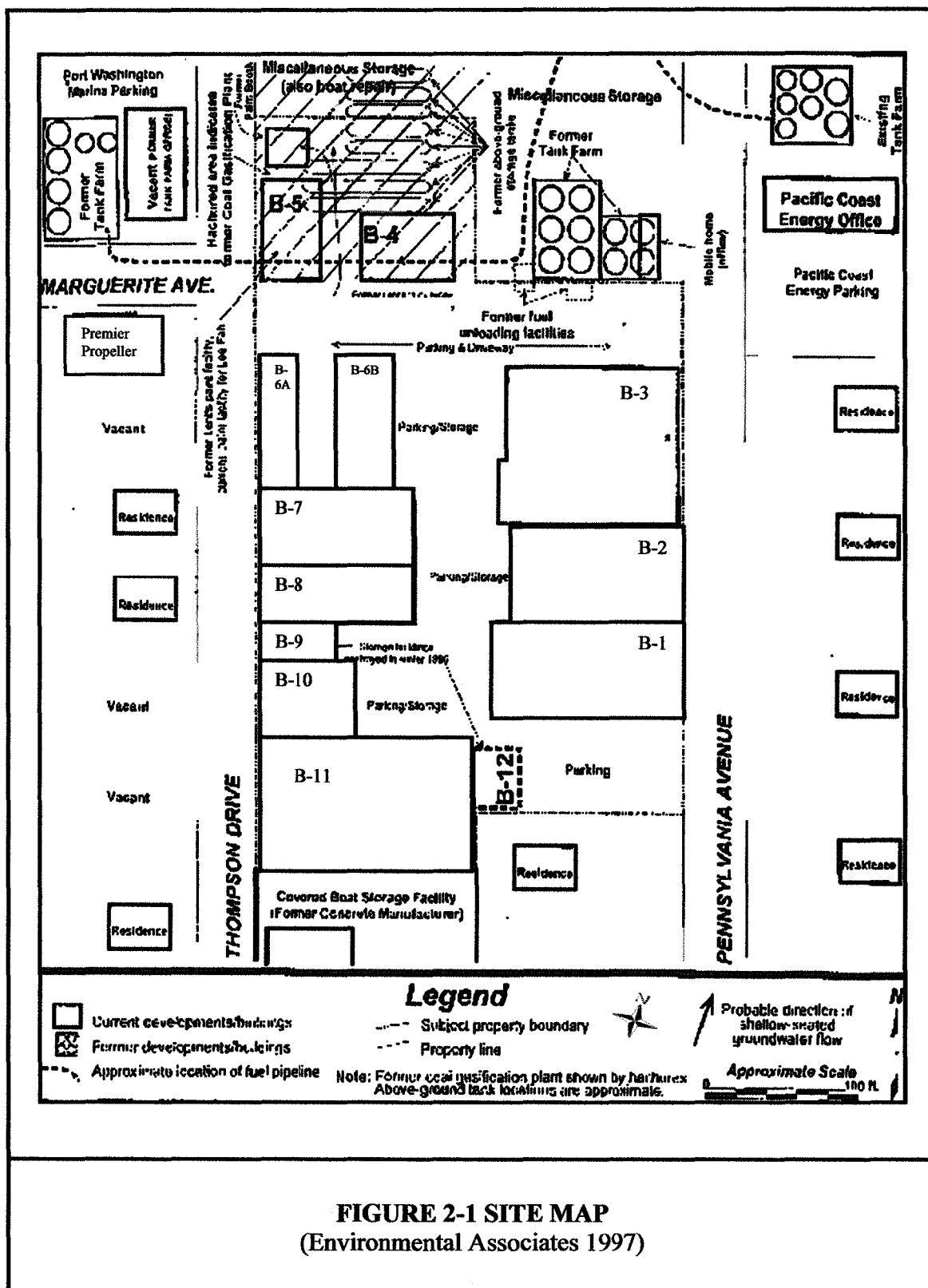
The Sesko Property is bordered on the immediate north by a steep slope leading to the Port Washington Narrows. The shoreline along Port Washington Narrows, below the Sesko Property, belongs to DNR. There is a derelict vessel anchored off shore of Port Washington Narrows, below the Sesko Property (Montgomery 2006).

Northeast of the Sesko Property is Pennsylvania Avenue with SC Fuels across the street. SC Fuels is a bulk fuel company and also known as a Pacific Northwest Energy Company. Southeast of the Sesko Property is a boat storage/mini-storage facility that was formerly a concrete plant and is part of Penn Plaza Industrial Park, owned by Mr. McConkey (McConkey 2006a). Bordering west, east, and southeast of the Sesko Property are primarily residential areas. Bordering west of the Sesko Property is Thompson Avenue, and across the street from the Sesko Property on Thompson Avenue is Premier Propeller. Premier Propeller sells and repairs computerized boat propellers.

Located west-southwest of the Sesko Property is Penn Plaza Industrial Park. Penn Plaza Industrial Park consists of two properties owned by Trip McConkey and these two properties are part of the subject properties. Penn Plaza Industrial Park offers self storage rental, office space rental, warehouse rental spaces for storage or commercial tenants, and is currently home to many types of industries. The McConkey Center Property (Property 1) has a total area of 2.42 acres. The McConkey Waterfront Property (Property 2) occupies 0.71 acres. The Sesko Property is bordered on the northwest by Port Washington Marina, which has 81 slips in the Port Washington Narrows. The Sesko Property is shown on Figure 2-1 (Environmental Associates 1997).

2.2.1 The Sesko Property

The legal description of the Sesko Property is that portion of Lots 22 and 23, Joseph Daly Garden Tracts, and Lot 1, Supplement Plat of Bay View Garden Tracts. The Sesko Property is 0.55 acres. Located on the Sesko Property is an excavator, a few boats, and an old foundation where a Tank Farm used to be located (EDR 2006). The ground is covered by asphalt with many cracks and breaks. There are weeds scattered throughout the Sesko Property in the cracks of the asphalt.



3.0 TOPOGRAPHY AND HYDROGEOLOGY

3.1 TOPOGRAPHIC SETTING

The Sesko Property is situated on a gentle north-facing slope approximately 40 to 50 feet above sea level. The southern three-quarters of the Sesko Property is generally level, with a slightly steeper slope at the extreme northern property line. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater in the vicinity of the Sesko Property may flow in a north to northeasterly direction. A copy of the U.S. Geological Survey (USGS) 7.5 minute topographic map is attached as Figure 3-1.

3.2 HYDROGEOLOGIC SETTING

The Sesko Property is located approximately 100 feet south of Port Washington Narrows. The Port Washington Narrows is the channel through which Dyes Inlet drains into Sinclair Inlet and into Puget Sound (Hatchery Reform Recommendations 2003). The mean annual precipitation in Bremerton is 51.97 inches (Western Regional Climate Center 2006).

The aquifer system for the Sesko Property is the Puget Sound Lowland aquifer (Ecology, 2002). In the Puget Sound lowland, the unconsolidated-deposit aquifers consist chiefly of glacial deposits. Sand and gravel that were deposited during the last period of glaciation compose the most productive aquifers in the lowland and generally form the upper 200 to 300 feet of the unconsolidated deposits. At depth, sand and gravel deposits typically are discontinuous lenses that can be present as much as 2,000 feet below the land surface. Although usually much less permeable at depth because of compaction, lenses of sand and gravel can yield large volumes of water to wells (Whitehead, 1994).

The surficial geology of the Puget Lowland consists mainly of Pleistocene glacial, alluvial, and marine sediments; little bedrock is exposed. Major Quaternary stratigraphic units exposed in coastal bluffs overlooking Puget Sound include non-glacial sand, silt, and clay which are overlain by a sequence of glacial deposits, primarily the Vashon Drift. The basal member of the Vashon Drift is a widespread deposit of dense glacial clay and silt, called the Lawton Clay Member. A deposit of sand, known as the Esperance Sand Member, overlies the Lawton Clay Member. For convenience these units will be referred to as the Lawton Clay and the Esperance Sand. The basal contact of the sand is transitional over a few tens of meters, where layers of sand and clay interfinger; within this transition zone, individual strata are laterally discontinuous. The Esperance Sand becomes pebbly near the top and grades into the Vashon Drift advance outwash. The Vashon Till, which is generally compact and hard, overlies the advance outwash or the Esperance Sand (Rex L. Baum et al., 1998)

The depth to groundwater at the Sesko Property is estimated at 10 to 20 feet below ground surface (bgs) from previous reports (Environmental Associates 1997). The typical soil in that area is Alderwood and along the shoreline the typical soil is Dystric Xerorthents (U.S. Department of Agriculture 1980). Alderwood has a moderately rapid permeability to a cemented layer and dense glacial till and very slow permeability through them. Dystric Xerorthents have a moderate to rapid permeability and runoff potential (Kitsap County Health District 2001). The groundwater appears to flow in a north-northeastern direction (Environmental Associates 1997).

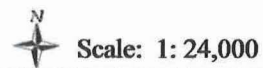


FIGURE 3-1 TOPOGRAPHIC MAP
(EDR 2006c)

4.0 SITE HISTORY AND LAND USE

Sources reviewed for information on the Sesko Property included Sanborn maps of Bremerton for 1947 and 1968 (Environmental Data Resources (EDR) 2006b), Environmental Associates Phase I (Environmental Associates 1997), resources of Kitsap Regional Library, Deed information (Land Title Company 2006a and Land Title Company 2006b), aerial photographs for the years 1946 to 2003 (Aero-Metric), Kitsap County Assessor's Office, and the Kitsap County Auditor's Office.

4.1 PREVIOUS REPORTS

4.1.1 Interviews

As part of AAI, additional inquiries are required to be conducted with the owner of the Sesko Property. The owner of the Sesko Property was not contacted because of an on-going lawsuit regarding the Sesko Property, between the owner of the Sesko Property and the City of Bremerton. The McConkey Properties owner was contacted with inquiries regarding the Sesko Property. These inquiries include the following:

- Specialized knowledge or experience regarding the Sesko Property
- Relationship of the purchase price to the fair market value if the Sesko Property was not contaminated
- Commonly known or reasonably ascertainable information regarding the Sesko Property

4.1.1.1 Trip McConkey- Current Adjacent Property Owner

During the interview for this Phase I TBA, the McConkey Properties owner was not aware of all of the Sesko Property site activities to date. Mr. McConkey provided information on all of the current activities of the Sesko Property. Mr. McConkey's father, Paul McConkey, purchased the subject properties for a fair market value and was not aware at the time of the purchase of potential environmental problems. It is unknown whether William and Natacha Sesko purchased the property from Paul McConkey for a fair market value and whether or not William and Natacha Sesko were aware at the time of the purchase of potential environmental problems.

Mr. McConkey reported no evidence on the Sesko Property of a coal gas plant. There are black bricks along the shoreline of Port Washington Narrows that have a distinct creosote smell. The black bricks are only visible during low tide. The origin and purpose of the black bricks are not known.

There are no sinks or toilets located on the Sesko Property. There are no septic tanks. An ancient drain field is located just south of the old tank farm foundation. The ancient drain field is made of brick and might have been filled. City of Bremerton Public Works put in a storm water system and sewer system main just south of the old Tank Farm Foundation on the Sesko Property and runs through Property 1 to Thompson Drive.

There are currently no known hazardous materials stored on the Sesko Property. There was one UST south of the Former Tank Farm foundation located on the Sesko Property. William Sesko reportedly had removed the UST, but this information was not confirmed by Janet Lunceford, a Code Enforcement Officer for the City of Bremerton.

4.1.1.2 Janet Lunceford- Code Enforcement Officer for the City of Bremerton

Janet Lunceford is a Code Enforcement Officer for the City of Bremerton. In July 2003 she put in a stop work order for a removal of a UST located on the Sesko Property. William Sesko was attempting to remove a UST located south of the former tank farm foundation. Ecology also responded to this incident by submitting a non-compliance report and informed William Sesko that he needed to follow the proper regulations for UST removal. Janet Lunceford has no further knowledge of the UST. Janet Lunceford also said that Norman Stewart was the Ecology investigating officer for the improper UST removal.

4.1.1.3 Sunny Becker- Ecology Project Manager

Ms. Becker was involved with the site in approximately 1997. She worked with the two property owners, visited the site, and ranked the site as 1. Ms. Becker also drafted an Agreed Order but is unsure whether anything was done with the Draft Agreed Order. Soon after the Agreed Order was drafted Sunny Becker was no longer involved with the subject properties. According to Ms. Becker, a black gooey substance was found along the intertidal zone below the subject properties. There was no report done regarding the substance and she is not sure if there is any analytical data available on it. A few samples were taken to rank the subject properties. Ms. Becker was unaware of a person by the name of Norman Stewart and also of an issue regarding the removal of a UST.

4.1.1.4 Norm Peck- Ecology Investigation Officer

Mr. Peck reported that the subject properties were listed as contaminated with polycyclic aromatic hydrocarbons (PAHs) and metals. He did not recall if the subject properties were listed because of suspected PAHs and metals based on contaminants of concern at gas work sites or because of analytical data from sampling events. Mr. Peck visited the subject properties in March 1995 and collected three soil and marine sediment samples from the Sesko Property. He stated that the black gooey substance mentioned by Ms. Becker had a distinct creosote odor. The Old Bremerton Gas Works began operations approximately in the late 1920's and reportedly bought equipment from other gas work sites that were shutting down. When asked about

Norman Stewart and the UST south of the former tank farm foundation, Norm Peck said that Norman Stewart was no longer with Ecology. Norm Peck was not aware of a UST south of the old tank farm foundation or of a submittal of a non-compliance report.

4.1.1.5 Melissa Montgomery- DNR

Ms. Montgomery stated that DNR, with the assistance of the Coast Guard, removed four boats off shore of Port Washington Narrows, below the subject properties. There was no sampling done during removal. One boat was left in place and that boat is identified as KED/Fletcher J. The KED/Fletcher J. is anchored off shore of Port Washington Narrows, below the subject properties. DNR and the Coast Guard removed about 30,000 gallons of oil and water from the KED. They also removed around 100 5-gallon buckets that mostly contained water but had a slight sheen. The anchor was also replaced. They did not remove the boat because it would have cost around \$400,000 and they only receive \$500,000 per year to remove all of the derelict boats in Kitsap County. No sampling was done during the boat removal.

DNR noticed a sheen on the beach during low tide. The Seskos' removed some of the junk along the beach but were asked to leave the pilings and bricks because DNR did not want the sediments to be disturbed. There are also two supposed submarine pontoons on the beach left by the Seskos'. DNR is attempting to get the Seskos' to remove those submarine pontoons.

There is a lot of erosion and runoff occurring from the subject properties because the Seskos' clear-cut the brush along the edge of the Sesko Property. The runoff from Properties 1 and 2 goes to the Sesko Property and then onto the beach.

4.1.1.6 Courtney Wasson- DNR Land Manager

Ms. Wasson reported that a dive survey was conducted to determine the condition of the subtidal areas adjacent to the subject properties. There is a VHS-format videotape available. All that was found was a refrigerator and remnants of a boat. A survey was also done of the beach. There was a definite sheen coming from the KED. According to Ms. Wasson, the tanks that are referred to as submarine pontoons, in section 4.1.1.5, in actuality are not. They are tanks that contained hydrocarbons at one time. The air was monitored inside the tanks where increased levels of hydrocarbons were noted.

4.1.2 Site Investigation Summary

During an inspection on July 15, 1993 to August 19, 1993 it was observed that an unsafe dock adjacent to the shore accessed from the subject properties was in place (Ecology 1993). This was reported to the Department of Labor and Industries and the Bremerton Building Department.

In March 1995 three soil and marine sediment samples were collected from the Sesko Property by Mr. Peck with Ecology (Ecology 1995a and Peck 2006b). Results from these samples

indicated exceedances of MTCA Method A cleanup levels for carcinogenic PAHs for industrial soils and marine sediments.

On May 9, 1995 a Site Hazard Assessment (SHA) was done for surface water, air, and groundwater at the subject properties at 1725 Pennsylvania Avenue (Ecology 1995c). In the absence of site-specific data and unconfirmed releases of hazardous substances from Penn Plaza Industrial Park, the ranking model could not be used.

The McConkey Properties and the Sesko Property were combined as one and assigned the site name Old Bremerton Gasworks. These subject properties were added to the Hazardous Sites List on August 22, 1995 (Ecology 1996).

4.2 HISTORICAL RESOURCES

Sanborn Maps were located in the EDR search for historical records, and can be found in Appendix C (EDR 2006b). The maps illustrate the ownership and land use in addition to some details on the structures that were present on the Sesko Property. Sanborn Maps were available for 1947 and 1968. The City Directory Abstracts did not provide information for the Sesko Property. Historical USGS aerial photographs were reviewed for 1946, 1956, 1963, 1971, 1977, 1985, 1993, 1997, and 2003 (Appendix B) (Aero-Metric). Historical information is summarized in Table 4-1. This summary identifies the appearance of structures on the Sesko Property as well as changes in land use or ownership.

Table 4-1
 Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
April 6, 1930	Board of Kitsap County Commissioners	(b) (6), his heirs, successors	Not available	Ordinance No. 912 entitled: "An ordinance granting unto D.C. Tenney, his heirs, successors, and assigns a franchise for the purpose of furnishing the city of Bremerton, Washington with light, heat, and power by gas in the City of Bremerton, and the right, privilege, and franchise to construct, maintain, and operate gas works for the manufacturer and/or natural gas and to lay pipes and mains in the streets, avenues, lanes, alleys, highways, and other public places in the City of Bremerton.	Ordinance No. 912 (Land Title Company 2003)
January 5, 1931	Board of Kitsap County Commissioners	The Western Gas and Utilities Corporation	Not available	To lay, construct, maintain, repair and operate gas mains and gas pipes and all appendages thereto in certain described areas of Kitsap County, Washington.	Ordinance No. 912 (Land Title Company 2003)
1946	Not Applicable	Not Applicable	Sesko Property	A tank farm was located on this property.	(Environmental Associates 1997)
1946	Not Applicable	Not Applicable	Sesko Property	Observations from the 1946 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1946)
1947	Not Applicable	Not Applicable	Sesko Property	Sesko Property had one residential building and a tank farm with two unknown structures to the east and west of the tank farm.	1947 Sanborn Maps (EDR 2006b)
October 15, 1952	The Western Gas Company of Washington	Bremerton Gas Company	Not Available	Lay, construct, maintain, repair and operate gas mains and gas pipes and all appendages thereto in certain described areas of Kitsap County, Washington.	Ordinance No. 912 (Land Title Company 2003)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
1956	Not Applicable	Not Applicable	Sesko Property	Observations from the 1956 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1956)
1963	Not Applicable	Not Applicable	Sesko Property	The tank farm had been constructed and the small four-tank retaining area was still located in the far northeastern corner, belonging to Pacific Coast Energy.	(Environmental Associates 1997)
1963	Not Applicable	Not Applicable	Sesko Property	Observations from the 1963 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1963)
1968	Not Applicable	Not Applicable	Sesko Property	The Sesko Property no longer had a structure to the east of the tank farm. There were no other visible changes.	1968 Sanborn Map (EDR 2006b)
1971	Not Applicable	Not Applicable	Sesko Property	Observations from the 1971 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1971)
August 24, 1972	Cascade Natural Gas Corporation	Harold D. Lent and T. Blomberg of Lent, Blomberg, & Lent	Tracts 1 and 2, except the South 40 feet of said Tract 2, as measured parallel along the South line, thereof, Supplemental Plat of Bay View Gardens tracts.	To do business as Lent, Blomberg, & Lent	Real Estate Mortgage (Land Title Company 2003)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
January 1, 1974	Lent, Blomberg, & Lent	Lease to Lent's, Inc.	Parcel 1: The North 3 feet of Lot 19, and all of Lots 20, 21, 22, and 23, of Joseph Daly's Garden Tracts. Parcel 2: The South 34 feet of Lot 2 and all of Lots 3, 4, and 5 in Supplemental Plat of Bay View Garden Tracts, also any right to tidelands and waterfront area fronting and abutting on the natural water course or ravine along the easterly portion of Lot 1, Supplemental Plat of Bay View Garden Tracts and fronting on the last 25 feet of said Lot 1. Parcel 3: Last half of the following described property: Commencing at a point 430 feet West and 772.96 feet North of the Southeast Corner of Lot 1, Section 14, Township 24 North, Range 1, East, W.M., thence North 66 feet, thence East 330 feet, to the point of beginning, containing one half acre more or less, subject to all existing roadways. Parcel 4: Tracts 1 and 2, Except the South 40 feet of said Tract 2, as measured parallel along the South line thereof, Supplemental Plat of Bay View Gardens Tracts. With an easement over the North 6 feet of the South 40 feet of said Tract 2, for roadway. Together with tidelands of the first class abutting and in front of said property. (McConkey Properties and Sesko Property)	To do business as Lent's, Inc.	Deed (Land Title Company 2003)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
April 16, 1974	(b) (6) individually, and as Executrix of the Will and Estate, of H.D. Lent, and Theodore C. Blomberg and Marian J. Blomberg, his wife, doing business as Lent, Blomberg and Lent	(b) (6)	Tracts 1 and 2, Except the South 40 feet of said Tract 2, as measured parallel along the South line thereof, supplemental Plat of Bay View Garden Tracts.	Not applicable	Quit Claim (Land Title Company 2003)
May 6, 1977	(b) (6)	Rainier National Bank	Parcel 1: The North 8 feet of lot 19, and all of lots 20, 21, 22, and 23 of Joseph Daly's Garden Tracts. Parcel 2: The South 34 feet of Lot 2 and all of lots 3, 4, and 5 in Supplemental plat of Bay View Garden Tracts. Parcel 3: East half of the following described property, southeast corner of Lot 1, Section 14, Township 24 North, Range 1, East. Parcel 4: Tracts 1 and 2, except the South 40 feet of Tract 2, as measured parallel along the South line thereof, Supplemental Plat of Bay View Garden Tracts. (McConkey Properties and Sesko Property)	Not applicable	Mortgage (Land Title Company 2003)
1977	Not Applicable	Not Applicable	Sesko Property	Observations from the 1977 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1977)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
December 11, 1979	(b) (6)	(b) (6)	<p>Lot 1, Supplemental Plat of Bay View Garden Tracts and Lot 23, Plat of Joseph Daly's Garden Tracts.</p> <p>Purchasers are aware that there are existing oil and gasoline supply lines owned by the sellers and also that there are supply lines leased by sellers to Atlantic Richfield Oil Company which cross the subject properties, being sold from the existing dock facilities and which lie within the easterly 110 feet of the herein described property, the exact location not known at the time of the sale.</p> <p>Sellers reserve unto themselves, their successors, assigns, and or lessees an easement to allow access to the dock existing on the first class tidelands abutting the subject properties described in this contract for the purpose of loading and off-loading operations and also reserve an easement over the easterly 110 feet as measured parallel to the East boundary of the subject properties, described in the contract of sale providing for the operation, maintenance, installation, removal, repair, and servicing of those underground oil and gasoline supply lines. (McConkey Properties and Sesko Property)</p>	<p>It is understood and agreed that the dock facilities, pipelines, valves, and all other appurtenant oil handling equipment installed on the subject properties or adjacent or abutting thereto is not included in this sale. Tank Farm and related equipment, oil dock and inventory of burner oil, all described in Exhibit A- There is a tank farm and loading dock located on the following described real property and including ten 20,000-gallon fuel tanks above ground with related pumps, valves, and bulkheads. Beginning at the junction of Pennsylvania Avenue and the north boundary of easement right-of-way in north portion of Lot 22, Joseph Daly Garden Tracts and portions of Lot 23. There is an oil dock located in that portion of Lot 1, Supplement Plat of Bayview Garden Tracts and Lot 23, Plat of Joseph Daly's Garden Tracts, and which also extends out over tidelands owned by the State of Washington described as follows: All harbor areas in front of tract 23 and the west half of Pennsylvania Avenue (Daly's avenue) in the plat of Joseph Daly's Garden Tracts in Lot 1, Section 14, Township 24 North, Range 1 East.</p>	Real Estate Contract (Land Title Company 2003)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
November 1, 1980	(b) (6)	Service Fuel, Inc.	Parcel 1: The North 8 feet of Lot 19, and all of Lots 20, 21, 22, and 23 of Joseph Daly's Garden Tracts. Parcel 2: The south 34 feet of lot 2, and all of Lots 3, 4, and 5 in Supplemental Plat of Bay View Garden Tracts. Also any right to the tidelands and waterfront area fronting and abutting on the natural watercourse or ravine along the easterly portion of Lot 1, Supplemental Plat of Bay View Garden Tracts and fronting on the East 25 feet of said Lot 1. Parcel 3: East half of the following described property: Commencing at a point of 430 feet West and 772.96 feet North of the Southeast corner of Lot 1, Section 14, Township 24 North, Range 1 East, thence North 66 feet, thence West 330 feet, to the point of beginning, containing one half acre more or less, subject to all existing roadways. Parcel 4: Tracts 1 and 2, Except the South 30 feet of said Tract 2, as measured parallel along the South line thereof, Supplemental plat of Bay View Garden Tracts. (Sesko Property)	Transfer the following easement rights: access, operation, maintenance, installation, removal, repair, and servicing of a certain oil dock, and under ground oil dock, and underground oil and gasoline supply lines, which run over, across, and under the above property.	Assignment of Easement Rights (Land Title Company 2003)
November 1, 1980	Lent's, Inc.	(b) (6)	That portion of Lots 22 and 23, Plat of Joseph Daly's Garden Tracts. (McConkey Properties and Sesko Property)	Parties entered into a Lease dated January 18, 1974.	Agreement to Partially Terminate lease (Land Title Company 2003)
May 29, 1984	Service Fuel, Inc.	To Whom it may concern	1725 Pennsylvania Avenue, Bremerton, Washington	Letter from Service Fuel, Inc. wishing to cancel and make null their first right of refusal for the subject properties at 1725 Pennsylvania Avenue in Bremerton Washington.	Letter from Service Fuel, Inc. (Land Title Company 2003)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
August 8, 1984	(b) (6)	Land Title Company of Kitsap County	Parcel 1: The South 34 feet of Tract 2 and all of Tracts 3, 4, and 5, supplemental Plat of Bay View Garden Tracts, City of Bremerton. Parcel 2: The North 8 feet of Lot 19, and all of lots 20, 21, 22, and 23 of Joseph Daly's Garden Tracts. Except that a portion of said lot 23 lying North of Southwest corner of Lot 1. Parcel 3: Tracts 1 and 2, except the south 40 feet of said Tract 2, as measured parallel along the South line thereof, Supplemental plat of Bay View Garden Tracts. Except that portion of Tract 1 lying north of the Southwest Corner of lot 1. Parcel 4: The east half, except any portion within Thompson Drive of the following described property: Commencing at a point 430 feet West and 772.96 feet North of the Southeast corner of Lot 1, Section 14, Township 24 North, Range 1 East W.M. Parcel 5: Together with an easement over the North 6 feet of the South 40 feet of Tract 2, Supplemental plat of Bay View Garden Tracts for roadway. (McConkey Properties and Sesko Property)	Not applicable	Deed of trust (Land Title Company 2003)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
August 1, 1984	(b) (6)	(b) (6)	Parcel 6: Portion of Lot 1, Supplemental Plat of Bay View Garden Tracts and Lot 23, Plat of Joseph Daly's Garden Tracts together with tidelands of the first class abutting and in front of said property. Parcel 1: The South 34 feet of Tract 2 and all of Tracts 3, 4, and 5, Supplemental Plat of Bay View Garden Tracts. Parcel 2: The North 8 feet of Lot 19, and all of Lots 20, 21, 22, and 23 of Joseph Daly's Garden Tracts. Except that a portion of said Lot 23 lying North of Southwest corner of Lot 1. Parcel 3: Tracts 1 and 2, except the south 40 feet of said Tract 2, as measured parallel along the South line thereof, Supplemental plat of Bay View Garden Tracts. Except that portion of Tract 1 lying north of the Southwest Corner of lot 1. Parcel 4: The east half, except any portion within Thompson Drive of the following described property: Commencing at a point 430 feet West and 772.96 feet North of the Southeast corner of Lot 1, Section 14, Township 24 North, Range 1 East W.M. (McConkey Properties and Sesko Property)	Not applicable	Warranty Fulfillment Deed (Land Title Company 2003)
1985	Not Applicable	Not Applicable	Sesko Property	Observations from the 1985 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1985)

Table 4-1
 Historical Use of Site (Continued)

Date	Grantor	Grantee	Location	Details	Source
January 3, 1992	City of Bremerton	(b) (6)	Parcel "A" That portion of Lot 23, Joseph Daly Garden Tracts, and Lots 1 and 2, Supplemental Plat of Bay View Garden Tracts together with tidelands of the first class abutting and in front of said property.- 0.4 acres- Business Park, owned by Paul McConkey. Parcel "B" That portion of Lot 23, Joseph Daly Garden Tracts- 1 acre, Business Park, owned by Paul McConkey. Parcel "C" that portion of Lot 23, Joseph Daly Garden Tracts, and Lots 1 and 2, Supplemental Plat of Bay View Garden Tracts.- 0.34 acres, Business Park owned by Paul McConkey. Lot "A"- that portion of Lots 22 and 23, Joseph Daly Garden Tracts. And Lot 1, Supplemental Plat of Bayview Garden Tracts. And Lot "D"- Lot 22, Joseph Daly's Garden Tracts. (Property 2 and Sesko Property)	Boundary Line Adjustment	Declaration of Boundary Line Adjustment (Land Title Company 2003)
August 17, 1992	(b) (6)	(b) (6)	That portion of Lots 22 and 23, Joseph Daly Garden Tracts and Lot 1, Supplement Plat of Bayview Garden Tracts.	Property Purchase	(Kitsap County Assessor's Office 2006)
1993	Not Applicable	Not Applicable	Sesko Property	Observations from the 1993 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1993)
1997	Not Applicable	Not Applicable	Sesko Property	In 1997, the Sesko Property appears similar to the aerial photograph of 1971	(Environmental Associates 1997)
1997	Not Applicable	Not Applicable	Sesko Property	Observations from the 1997 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1997)
2003	Not Applicable	Not Applicable	Sesko Property	Observations from the 2003 aerial photograph confirm information obtained from other sources.	(Aero-Metric 2003)

5.0 SITE OBSERVATIONS

The adjacent property owner Mr. McConkey and Patrick Vasicek with Art Anderson Associates, escorted representatives from EPA Region 10, City of Bremerton Department of Public Works, and TechLaw, to the subject properties during the Phase I TBA site visit on September 13, 2006. A second site visit was made on September 20, 2006 by TechLaw to speak with Mr. McConkey at length and view the shore during low tide. Mr. McConkey provided information and history of the subject properties. Photographs of the subject properties and the Photograph Diagram are presented in Appendix A.

5.1 GENERAL CONDITIONS

Old Bremerton Gas Works Site is split up into three different properties (Figure 1-2). Property 1 and Property 2 belong to Mr. McConkey and the Sesko Property belongs to Natacha Sesko.

The Sesko Property contains an old excavator, an old boat, and the foundation from an old tank farm. Located just south of the tank farm is a right-of-way for the sewer system. The asphalt has multiple cracks. Located on the northern portion of the Sesko Property is a steep slope leading to Port Washington Narrows. Brush had been cleared from the steep slope causing erosion and runoff problems. Located below the Sesko Property along the shoreline is an old car battery, an unknown drum, a derelict boat, cement blocks, and bricks.

5.2 UTILITIES

Potable water, sewerage, and natural gas are not provided to the Sesko Properties. There are no sinks or toilets located on the Sesko Property. Figure 5-1 is the City of Bremerton Storm Sewer Map. Figure 5-2 is the City of Bremerton Water System Map. There is no electricity provided to the Sesko Property.

5.3 WASTEWATER AND STORMWATER

5.3.1 Wastewater

Industrial wastewater is not generated at the Sesko Property. The Sesko Property is not connected to the City of Bremerton sanitary sewer service. There is a sewer main that runs across the Sesko Property, southwest of the former tank farm foundation, through Property 1, to Thompson Drive, which is shown in Figure 5-1. The sewer main also runs along Pennsylvania

Avenue and Thompson Drive shown in Figure 5-1. There is an ancient drain field made of brick located on the Sesko Property just south of the old tank farm foundation. It is no longer in used and believed to be filled. One Combined Sewer Overflow (CSO) outlet is located near the Sesko Property. The CSO outlet identification is OF-10 and it is located at the end of Pennsylvania Avenue along Port Washington Narrows. A CSO release of 59,858 gallons occurred at OF-10 on December 24, 2005. There is continued sampling at OF-10 for nutrients, fecal coliforms, total suspended solids, biological oxygen demand, EPA Priority Pollutant Metals, and organics. Also located at OF-10 is an auto dialer to notify regulatory agencies when a CSO occurs (City of Bremerton Department of Public Works 2005).

5.3.2 Storm water

No storm water catch-basins are located on the subject properties. The storm water catch-basins are located along Pennsylvania Avenue and Thompson Drive, which is shown in Figure 5-1. Storm water from the Sesko Property will flow to the city storm drain. Ms. Montgomery with Washington DNR stated that runoff from Property 1 and 2, flows to the Sesko Property, and from the Sesko Property to the shoreline of Port Washington Narrows, into Port Washington Narrows. She says this is due to the Sesko's clearcutting the brush away from the edge of the Sesko Property, along the slope above Port Washington Narrows. A storm water main runs through the Sesko Property, southwest of the old tank farm foundation, through Property 1, to Thompson Avenue (Elsen 2005). One CSO outlet is located near the Sesko Property. Information regarding the CSO is located in Section 5.3.1.

5.4 ABOVEGROUND AND UNDERGROUND STORAGE TANKS

There are no known ASTs located on the Sesko Property. Vent pipes, fill pipes or access ways that would have indicated the presence of USTs were not observed. There was a UST located on the Sesko Property, south of the tank farm foundation. William Sesko had attempted to remove the UST but was stopped by the City of Bremerton. Janet Lunceford, a code enforcement officer for Bremerton, put in a stop work order for removal the UST in July 2003. Ecology also responded to the attempted UST removal and submitted a non-compliance report in July 2003. Mr. McConkey mentioned that William Sesko might have removed the UST, but is not entirely certain. It is currently unknown whether or not the UST is still located on the Sesko Property. In 1963, there was a bulk fuel facility on the Sesko property that belonged to Pacific Coast Energy. This facility contained approximately 10 ASTs. It is currently unknown the date the ASTs were removed.

5.5 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

There were no observations of storage of hazardous substances or petroleum products at the Sesko Property during the Phase I TBA site visit. No evidence of recent releases of hazardous substances or petroleum products was observed during the visit to the Sesko Property.

5.6 SOLID WASTE

There were no observations of storage of solid waste at the Sesko Property during the Phase I TBA site visit.

5.7 DRAINS AND SUMPS

There were no drains or sumps observed on the subject properties. Mr. McConkey said that he is unaware of any septic tanks or floor drains located on the Sesko Property. There is an ancient drain field located just south of the old tank farm foundation on the Sesko Property. This drain field is made of brick and believed to be filled.

5.8 POLYCHLORINATED BIPHENYLS

There were no observations of PCBs at the Sesko Property during the Phase I TBA site visit.

5.9 WATER SUPPLY

Potable water is not supplied to the Sesko Property (Figure 5-2). Bremerton's water supply comes primarily from the Union River and is supplemented with groundwater from area wells. One Public Water Supply well is located approximately 1 ¼ mile south-southeast of the Sesko Property. The depth of the well is not reported. Two additional wells are located within half a mile from the Sesko Property. One of these two wells is 135 feet bgs and pumps water from 127 feet bgs and the other well is 292 feet bgs.

Four monitoring wells are located on SC Fuels Property at 1702 Pennsylvania Avenue. A monitoring well is also located on Pennsylvania Avenue in the right-of-way. SC Fuels has been contacted to retrieve the water quality information from these wells. No water wells or monitoring wells were observed at the Sesko Property during the Phase I TBA site visit.

5.10 PITS, PONDS, AND LAGOONS

No pits, ponds, or lagoons were observed at the Sesko Property during the Phase I TBA site visit.

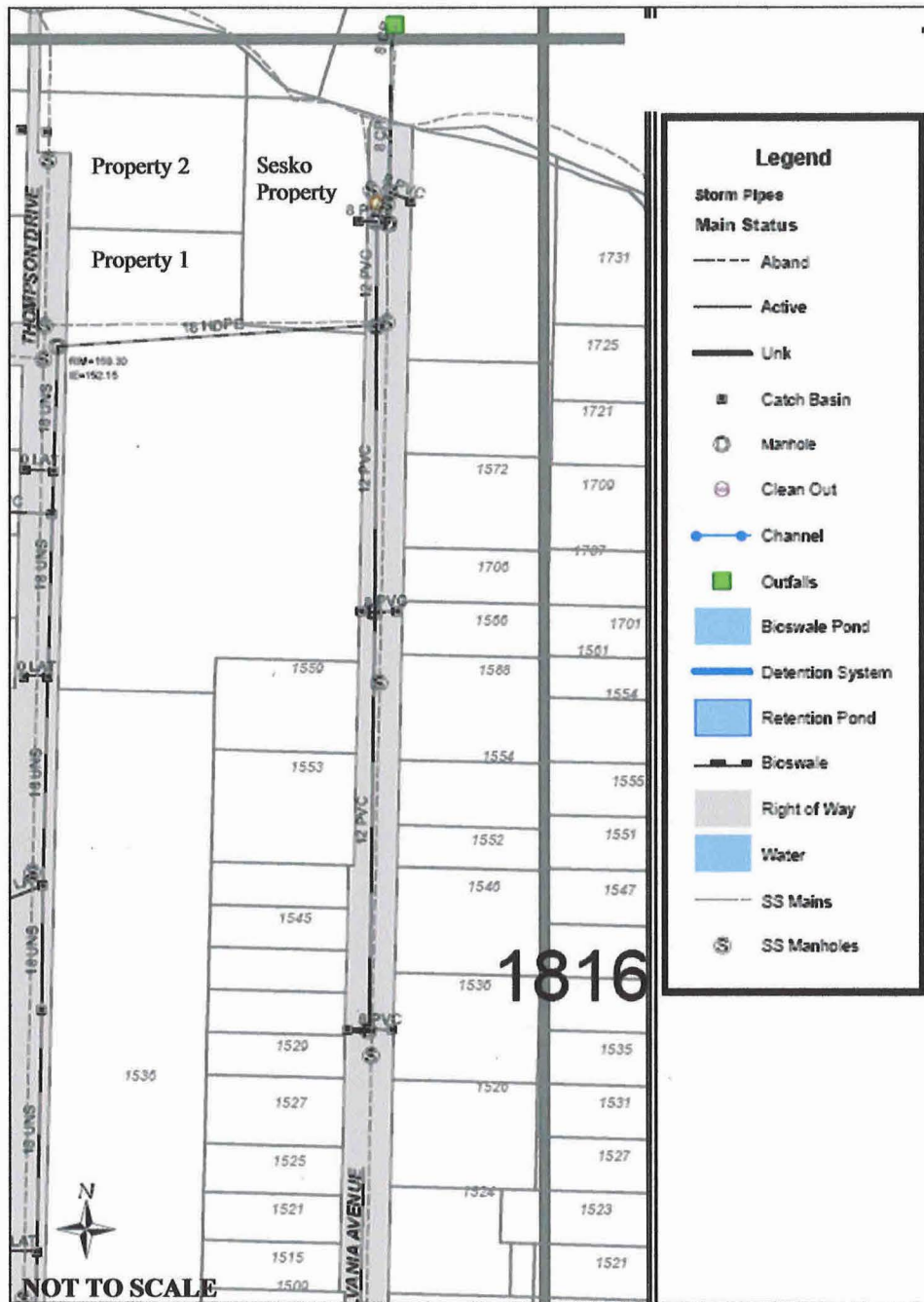


FIGURE 5-1 CITY OF BREMERTON SEWER MAP
 (Elsen 2005)

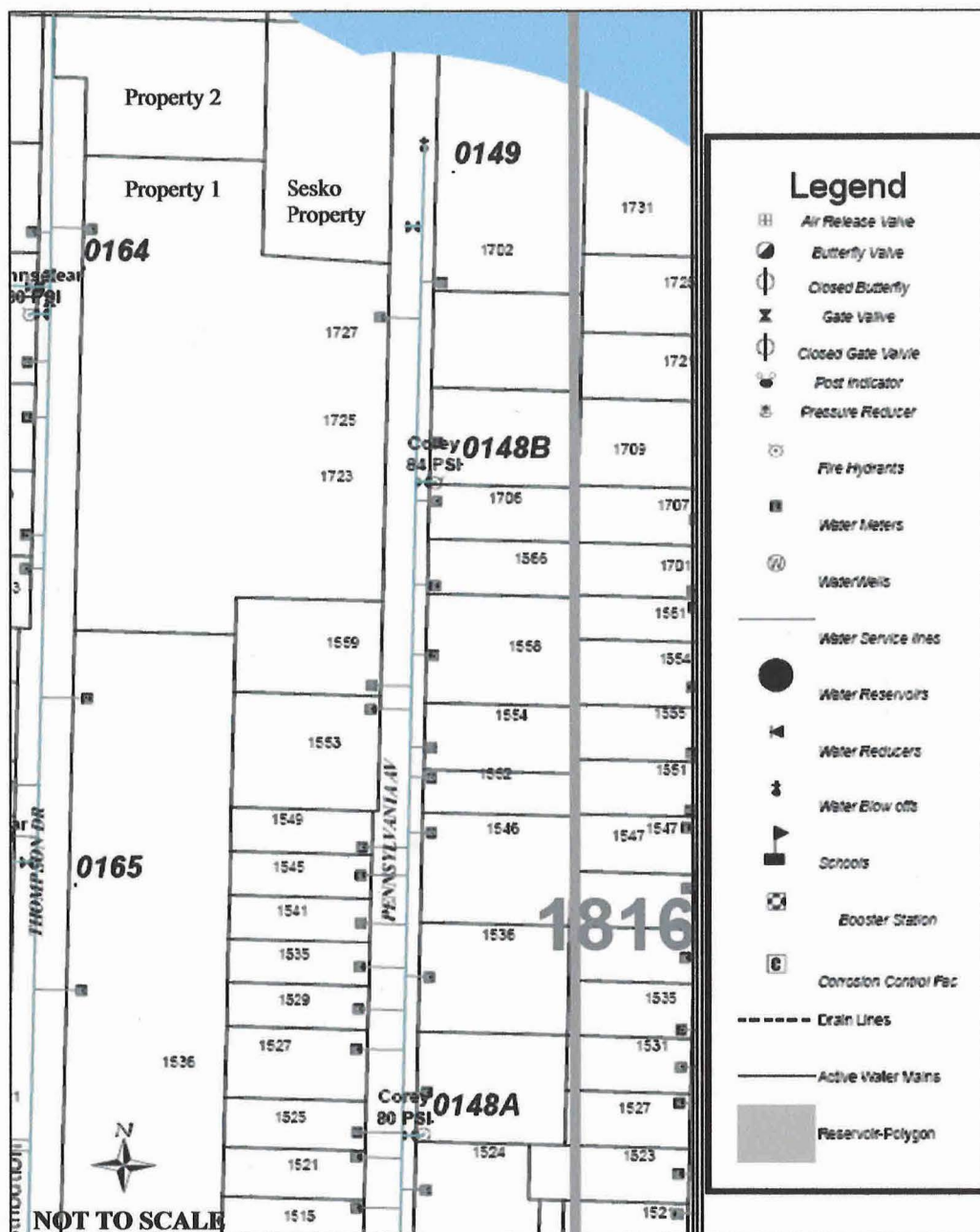


FIGURE 5-2 CITY OF BREMERTON WATER SYSTEM MAP
 (Elsen 2006)

6.0 PROVIDED INFORMATION

Mr. McConkey, owner of two of the three subject properties and of Penn Plaza Industrial Park, was interviewed and provided site-specific information regarding the Sesko Property. Mr. McConkey was aware of the use of the Sesko Property prior to Natacha Sesko's ownership. Mr. McConkey had obtained title searches and no activity and use limitations were found. Information obtained from Mr. McConkey is incorporated into the appropriate subsections of this report.

6.1 NEIGHBORING PROPERTIES

Bordering the Sesko Property is Port Washington Narrows, a body of water located in Bremerton, Washington. It is the channel through which Dyes Inlet drains into Sinclair Inlet and into Puget Sound. The Narrows divide the city of Bremerton into east and west portions, which are connected by the Manette Bridge and the Warren Avenue Bridge (Hatchery Reform Recommendations 2003).

The Sesko Property is bounded on the northwest by Port Washington Marina, which has 81 slips located in Port Washington Narrows. Port Washington Marina's address is 1805 Thompson Drive. At their facility, they offer slips, metered power, showers, laundry, water, phone jacks, cable TV access, and pump out.

Located west-southwest of the Sesko Property is Penn Plaza Industrial Park. Penn Plaza Industrial Park consists of two properties owned by Trip McConkey and these two properties are part of the subject properties. Penn Plaza Industrial Park offers self storage rental, office space rental, warehouse rental spaces for storage or commercial tenants, and is currently home to many types of industries. The McConkey Center Property (Property 1) has a total area of 2.42 acres. The McConkey Waterfront Property (Property 2) occupies 0.71 acres. Ownership history for the McConkey Properties is located in the bullets below.

- August 1, 1984, Paul McConkey purchased 1725 Pennsylvania Avenue from (b) (6).
- May 29, 1984, Service Fuel, Inc. cancel and make null their first right of refusal for the subject properties at 1725 Pennsylvania Avenue in Bremerton Washington.
- November 1, 1980, Lent's, Inc. leases the property to (b) (6).
- December 11, 1979, (b) (6) sell a portion of the property to (b) (6).

- April 16, 1974, (b) (6) proclaims a quit claim to (b) (6)
- January 1, 1974, Lent, Blomberg, & Lent lease the property to Lent's, Inc.
- August 24, 1972, Cascade Natural Gas Corporation sells the property to Harold D. Lent and T. Blomberg of Lent, Blomberg, & Lent
- April 1, 1956, The Bremerton Gas Company sells the property to Cascade Natural Gas Corporation.
- October 15, 1952, The Western Gas Company of Washington sells the property to the Bremerton Gas Company.
- May 16, 1941, The Western Gas Company of Washington sells part of Property 1 to the City of Bremerton
- August 2, 1939, The Western Gas Company of Washington made an agreement with the City of Bremerton to lay a sewer across Lots 1 and 2 of Bay View Garden Tracts.
- October 1, 1931, Assigned by Western Gas and Utilities Corporation to Western Gas Company of Washington, to lay, construct, maintain, repair and operate gas mains and gas pipes and all appendages thereto in certain described areas of Kitsap County, Washington.
- January 10, 1931, (b) (6) warrant the property to The Western Gas and Utilities Corporation.

West of the Sesko Property is Premier Propeller, owned by Gregory Stewart. The address for Premier Propeller is 1701 Thompson Drive. Premier Propeller sells and repairs computerized boat propellers. Ownership history for the Premier Propeller property is located in the bullets below.

- April 15, 1998, Gregory Stewart purchased 1701 Thompson Drive property from Andor Distributing, Inc through a quit claim deed.
- November 1, 1992, Andor Distributing, Inc. rented the property to Joe Harry Kowalski and Joyce E. Kowalski, who owned Joes Homestead Furniture. The lease ran until October 31, 1996. The Kowalski's agreed to renovate the present office warehouse building, including the roof, into an office warehouse residence.
- April 1, 1983, Andor Distributing, Inc. purchased 1701 Thompson Drive property from Eugene C. Lobe and Naomi A. Lobe. There was a distributing office and warehouse located on 1701 Thompson Drive property. It is assumed that Andor Distributing, Inc was involved in the fuel distributing industry because of a MSDS found from Chevron Regular Gasoline dated September 9, 1991.

- February 15, 1978, Eugene C. Lobe and Naomi A. Lobe purchased 1701 Thompson Drive property from Atlantic Richfield Company. Eugene C. Lobe and Naomi A. Lobe owned Gene Lobe Distributors, Inc. 1701 Thompson Drive property was used for a petroleum distribution business.
- Atlantic Richfield Company was formerly the Atlantic Refining Company, a successor by merger to Richfield Oil Corporation. Atlantic Richfield Company is a global oil and gas enterprise. It appears that the Richfield Oil Corporation tank farm is the former tank farm located in the western corner in Figure 2-1. The 1947 Sanborn map confirms that that Richfield Oil Corporation had a tank farm located on that property (EDR 2006b).

Located northeast of the Sesko Property is SC Fuels, at 1702 Pennsylvania Avenue. SC Fuels is a Southern California company that also goes under the name Pacific Northwest Energy Company. There are ASTs located on SC Fuels Bremerton Property. SC Fuels provides businesses or homes with products from Union 76 to home heating oil. Ownership history for 1702 Pennsylvania Avenue is located in the bullets below.

- Between 1988 and the present it is unclear who owned the 1702 Pennsylvania Avenue property and when property ownership switches occurred.
- On July 1, 1988, (b) (6) conveyed a quit claim unto Wilkins Distributing Co., Inc.
- On November 5, 1980, (b) (6) purchased the 1702 Pennsylvania Avenue property from (b) (6)
- December 15, 1976, Lent's, Inc. leased 1702 Pennsylvania Avenue property to Bremerton Oil, Inc. Bremerton Oil, Inc. was planning on installing a new heat plant.
- October 1, 1976, (b) (6) rented the 1702 Pennsylvania Avenue property to Lent's, Inc.
- October 1, 1976, (b) (6) purchased the 1702 Pennsylvania Avenue Property from Pedersen Oil Company, Inc.
- December 30, 1975, Pedersen Oil Company, Inc. purchased the 1702 Pennsylvania Avenue property from Mobil Oil Corporation. Mobil Oil Corporation was formerly Socony Mobil Oil Company, Inc., who was a successor by merger to General Petroleum Corporation.

Southeast of the Sesko Property is a boat storage/mini-storage facility that was formerly a concrete plant. The former concrete plant property now belongs to Mr. McConkey and is part of

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the Penn Plaza Industrial Park. Bordering west, east, and southwest of the former concrete plant property are primarily residential areas.

Land use in the vicinity of the Sesko Property consists of commercial operations, marine industrial zoning, and residential areas. Port Washington Narrows is used for recreational boating and fishing. No evidence of releases of hazardous materials/wastes from operations at the adjoining properties was observed during the Phase I TBA site visit.

6.2 AGENCY DATABASE REVIEW

Regulatory agency database lists were researched (EDR 2006a). The database search radius was one mile from the Sesko Property. The database results were reviewed to identify sites that could have a potential to adversely affect environmental conditions at the Sesko Property. EPA and agency documents and lists were reviewed for the search distances specified in ASTM E1527-2005. The results of the database search are provided in Appendix C.

The direction of shallow groundwater flow is to the north-northeast towards Port Washington Narrows. Sites located upgradient or cross-gradient of the Sesko Property are discussed in this section. A listing and description of the databases searched and number of sites confirmed to be located within the applicable radii are presented in Table 6-1.

The subject properties are shown on the Unmapped Sites List as having records in the RCRA small quantity generator (SQG) list, Confirmed and Suspected Contaminated Sites List (CSCSL), Brownfields Site List, and the EDR Manufactured Gas Plants Database. These listings are consistent with the documentation reviewed in the Ecology file.

Pacific Northwest Energy Company/ SC Fuels, located at 1702 Pennsylvania Avenue, is at a slightly higher elevation and located north-northeast of the Sesko Property. This company is cross-gradient from the Sesko Property but at a higher elevation and directly across Pennsylvania Avenue. Pacific Northwest Energy Company is listed in the RCRA-SQG list, CSCSL list, UST database, Hazardous waste manifest list, VCP list, and Information Collection Request Remedial Action Reports List.

American Marine Industries located approximately ¼ of a mile south-southwest from the Sesko Property, at 1500 Thompson Drive, is listed under RCRA-SQG. American Marine Industries is no longer an active RCRA-SQG. The facility is listed under Industrial Classification Concrete Products, Except Block and Brick (Ecology 2006).

Puget Sound Naval Shipyard is located approximately ½ to 1 mile south of the Sesko Property listed as a Department of Defense (DoD) Site. The Puget Sound Naval Shipyard is also a NPL site (EPA 2005).

Pederson Oil Site is located at 2100 19th Avenue, approximately $\frac{1}{8}$ to $\frac{1}{4}$ mile west from the Sesko Property and is listed under CSCSL and VCP.

Bremerton School District Haddon, located approximately $\frac{1}{2}$ to 1 mile west-southwest at West 15th Street and Lafayette Avenue; Newmans Chevron located approximately $\frac{1}{2}$ to 1 mile south-southwest at 2021 6th Street; Albertsons, Inc. located approximately $\frac{1}{2}$ to 1 mile south-southwest at 6th Street and Naval Avenue; Lamberts Radiator Shop located approximately $\frac{1}{2}$ to 1 mile west-southwest at 3338 Kitsap Way; and City Hand Laundry approximately $\frac{1}{2}$ to 1 mile south-southeast at 1002 4th Street are all located on the CSCSL list.

Located on the LUST list is Pump Station CW-1 located approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile west of the Sesko Property at 2304 19th Avenue.

Coca Cola at 2304 19th Avenue, located approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile south-southeast is on the LUST and ICR list.

Bremerton Public Works located at 1548 Warren Avenue, approximately $\frac{1}{3}$ to $\frac{1}{2}$ mile east-southeast is on the LUST list.

Bremerton City Electronics Shop, approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile east-southeast at 1548 Warren Avenue and Puget Power- Hewitt Substation, approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile south at 11th Street and Hewitt Avenue are both on the ICR list.

6.3 AGENCY CONTACTS

The agencies contacted for information related to the Sesko Property and surrounding properties are listed below. Telephone interviews were conducted information regarding building permits, USTs, environmental violation or incidents, and the status of enforcement actions at the subject properties. A summary of relevant findings is provided below.

- **DNR.** Melissa Montgomery and Courtney Wasson were contacted by telephone regarding any documents or reports pertaining to the Sesko Property (Wasson 2006 and Montgomery 2006). Their interviews are documented in Sections 4.1.1.5 and 4.1.1.6. They acknowledged a derelict boat removal and having a done a survey of the shoreline. They confirmed environmental problems associated with the debris on the shoreline but did not have any reports. They have a survey of the shoreline located north-northwest of the subject properties and will be sending a copy.
- **Ecology.** Norm Peck and Sunny Becker confirmed the removal of the derelict boat and that the subject properties are listed as contaminated with PAHs and

Metal. Their interviews are located in Sections 4.1.1.3 and 4.1.1.4. They also mentioned that there was a black gooey substance in the intertidal zone below the subject properties with a distinct creosote odor (Peck 2006a and Becker 2006a). Sunny Becker said that a few samples were taken to rank the subject properties (Becker 2006a). They referred to the Ecology reports on file. These reports have been retrieved and the information has been used to provide more specific detail about the subject properties for this report (refer to Section 4).

- **Bremerton Fire Department.** Bonny Macintosh was contacted regarding the Sesko Property (Macintosh 2006). She was able to look into the database from last year. There was no information regarding the Sesko Property. A formal request was made to look further back into the Bremerton Fire Department files. The files only go back to 1999. No files have been at the time this report was prepared.
- **Kitsap County Assessors Office.** A search was performed at Kitsap County Assessors Office. Mr. McConkey had already performed a title search for the subject properties and the neighboring properties. No further information regarding these properties was located.
- **Kitsap County Auditors Office.** A search was performed at Kitsap County Auditors Office. Mr. McConkey had already performed a title search for the subject properties and the neighboring properties. No further information regarding these properties was located.

Table 6-1
Agency Database Summary

Type of Database	Description of Database	Radius Searched	Number of Sites Identified
NPL	The EPA NPL identifies uncontrolled or abandoned hazardous waste sites. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a state's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost-effective than removal action.	1 mile	0
Proposed NPL List	The EPA Proposed NPL database identifies sites that have been proposed to be listed on the NPL database	1 mile	0
Delisted NPL List	The EPA Delisted NPL database identifies NPL sites that have been delisted when "no further response is appropriate" under the Superfund program.	0.5 mile	0
CORRACTS List	The EPA CORRACTS database identifies hazardous waste handlers with RCRA corrective action activity.	1 mile	0
Federal RCRA TSD sites	RCRA TSD site listing	0.5 mile	0
Federal CERCLIS/NFRAP	The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. CERCLIS NFRAP sites are also included.	0.50 mile	0
Federal RCRA Generators, Resource Conservation and Recovery Information System (RCRIS)	RCRA-regulated hazardous waste generator notifier list; both large quantity generators (LQG) and SQG are included in this list.	Adjoining and nearby property (0.25 mile)	0 (LQG) 3 (SQG)

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Table 6-1 (Continued)
Agency Database Summary

Type of Database	Description of Database	Radius Searched	Number of Sites Identified
Record of Decision (ROD)	ROD documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.	1 mile	0
DoD	Property that is owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense.	1 mile	1
Formerly Used Defense Sites (FUDS)	The DoD is responsible for environmental restoration of properties that were formerly owned by, leased to or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense.	1 mile	1
Federal institutional and engineering controls databases	EPA's listing of sites with engineering or institutional controls in place.	0.50 mile	0
Federal Brownfields sites	Sites identified by the EPA as addressed by Targeted Brownfield Assessments and as recipients of Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreements.	0.5 mile	1
Indian reservations	Tribal lands equal to or greater than 640 acres	1 mile	0
CSCSL	CSCSL is the State equivalent to CERCLIS. Sites contained in the CSCSL may or may not already be listed on the Federal CERCLIS list.	1 mile	13
State solid waste disposal and landfill (SWLF/LF)	State inventory of solid waste disposal and landfill sites	0.5 mile	0
State hazardous waste sites (SHWS)	SWHS records are the state's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified, along with where cleanup will be paid for by potentially responsible parties.	1 mile	0

Table 6-1 (Continued)
Agency Database Summary

Type of Database	Description of Database	Radius Searched	Number of Sites Identified
MANIFEST	Hazardous waste MANIFEST data. MANIFEST is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.	Adjoining and nearby property (0.25 mile)	1
State LUST	List of information pertaining to all reported LUST	Adjoining and Nearby property (0.5 mile)	3
State UST	State UST sites listing	Adjoining and Nearby property (0.25 mile)	1
State institutional controls list	State listing of sites with institutional controls in place.	0.25 mile	0
Independent cleanup reports (ICR)	These are remedial action reports Ecology has received for either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree.	Nearby property 0.5 mile	4
Volunteer VCP	The VCP offers people the opportunity to work proactively with state government to address necessary cleanup of a property to return it to productive use.	Nearby property 0.5 mile	2
EDR Manufactured Gas Plants	The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers	1 mile	1
Unmapped Sites List	Sites that have not been plotted on a map, based on lack of sufficient data regarding their exact location within the general area	-	20

7.0 DATA GAPS

ASTM E 1527-05 guidelines stipulate that historic site uses shall be identified back to the Sesko Properties' first developed use or 1940, whichever is earlier. Available records provide historic site use information from April 6, 1930 through current site use. Sanborn maps provided documentation of site development in 1946 and 1968 (EDR 2006b). USGS topographic map coverage was found for years 1938, 1953, 1973, and 1981 (EDR 2006c). The aerial photographs were used to determine changes in use at the Sesko Property between 1946 and 2003 (Aero-Metric). In addition, the reports written for Ecology provide documentation of historical uses of the Sesko Property from 1946 through 1997. However, historical information before 1930 is not readily available, so the lack of definitive information back to the properties' first developed use is a data failure. This data failure is not considered a significant data gap, as the available historical information was sufficient to identify Historical RECs at the Sesko Property.

Analytical data are available for PAHs and metals on the Sesko Property soil and sediment samples from Ecology on April 10, 1995, but the extent of contamination has not been determined. Past sampling has only included one soil sample that was analyzed for metals, although the results were below the MTCA Method A cleanup levels for metals other potential sources for metal contamination have been addressed. Groundwater on the Sesko Property and upgradient of the Sesko Property has not been sampled. It is also unknown whether William Sesko had removed the UST on the Sesko Property or if it is still in place.

8.0 FINDINGS

Based on the visual observations and information discussed in Sections 2 through 7 of this report, the following findings are presented regarding the Sesko Property located at 1725 Pennsylvania Avenue, Bremerton, Kitsap County, Washington. Information has been retrieved that demonstrates Historical RECs are a concern at the Sesko Property.

8.1 SESKO PROPERTY

The Sesko Property has historically been commercial in nature as far back as historical records reach (to 1930). Historical records document that an ordinance was granted by Board of Kitsap County Commissioners to D.C. Tenney on April 6, 1930. The ordinance entitled D.C. Tenney, his heirs, successors, and assigns a franchise for the purpose of furnishing Bremerton with light, heat, and power by gas and the franchise to construct, maintain, and operate gas works for the manufacture and/or natural gas and to lay pipes and mains in the streets, avenues, lanes, alleys, highways, and other public places in the City of Bremerton. This franchise was then passed onto The Western Gas and Utilities Corporation in 1931.

In 1963, the Sesko Property belonged to Pacific Coast Energy and had a small tank farm located on it. On November 1, 1980 Theodore and Marian Blomberg sold the Sesko Property to Service Fuel, Inc. with all easement rights for the oil dock, underground oil dock, underground oil supply line and underground gasoline supply line.

During March 1995, three soil and sediment samples were collected from the Sesko Property that indicated high levels of PAHs. DNR also mentioned that there are two large tanks located on the shore that used to contain hydrocarbons. During high tide these tanks are under water.

Based on the history of the Sesko Property, it is possible that PAH contamination remains in subsurface soil and sediments. Petroleum contamination may be present in soil and groundwater on the Sesko Property, which was used for fuel storage and distribution. The present status of contamination at the Sesko Property cannot be determined using existing data, which is outdated. The environmental condition of the Sesko Property cannot be assessed without further analytical data.

8.2 PROPERTY VICINITY

It is unknown if the McConkey property has been adversely impacted by current or past off site use, storage, handling, and disposal practices involving hazardous materials or wastes or petroleum products. Groundwater contamination at the properties located up gradient of the Sesko Property is unknown. Several upgradient facilities have the potential to affect the Sesko Property. SC Fuels, located northeast of the Sesko Property, is enrolled in Ecology's VCP. Pederson Oil Site, located approximately $\frac{1}{8}$ to $\frac{1}{4}$ of a mile west of the Sesko Property, is also on the CSCSL list and is enrolled in Ecology's VCP. Bremerton School district, Newmans Chevron, Albertsons, Inc., Lamberts Radiator Shop, and City Hand Laundry are all on the CSCSL, and located approximately $\frac{1}{2}$ to 1 mile away from the Sesko Property. Pump station CW-1, Coca Cola, and Bremerton Public Works, are documented to have had leaking USTs, and are located approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile away from the Sesko Property. In addition, a former tank farm northwest of and adjacent to the Sesko Property was associated with a former fuel distribution facility at the 1701 Thompson Avenue property; although it appears that the facility was located at the property currently considered as the Port Washington Marina, located at 1805 Thompson Avenue. Black bricks, a black gooey substance, creosote odor, hydrocarbon-containing tanks, and a sheen have all been noted at the shoreline of Port Washington Narrows, north of the Sesko Property.

9.0 OPINIONS

The Phase I TBA performed for the Sesko Property was conducted in conformance with the scope and limitations of ASTM Standard E 1527-05. This assessment identified potential RECs due to the history of the Sesko Property, their uses as a gas works facility, bulk fuel storage facility, and contamination reported in site soil and sediments. Site sampling was conducted in March 1995 that indicated PAH contamination remains at the Sesko Property. Additional investigation of petroleum concentrations in site soils, sediments and shallow groundwater is recommended. The investigation should also include analysis of upgradient groundwater.

10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

November 10, 2006

To: Environmental Protection Agency
Region 10
1200 Sixth Ave
Seattle, WA 98101

To the concerned parties:

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 CFR Part 312 and ASTM E 1527-05 of Lot 23 of Parcel 1 Bay View Garden Tracts; Lots 1 and 2 of Supplement Plat of Bay View Garden Tracts; and Lots 22 and 23 of Joseph Daly Garden Tracts, Bremerton, Kitsap County, Washington. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 §CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

November 10, 2006



Date

Environmental Professional

11.0 DEVIATIONS

The property owner was not available and therefore user provided information and a site visit was not provided by the Sesko's. However, some user provided information, site access, and information on past and present use was provided by Mr. McConkey.

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APPENDIX A

Site Photographs

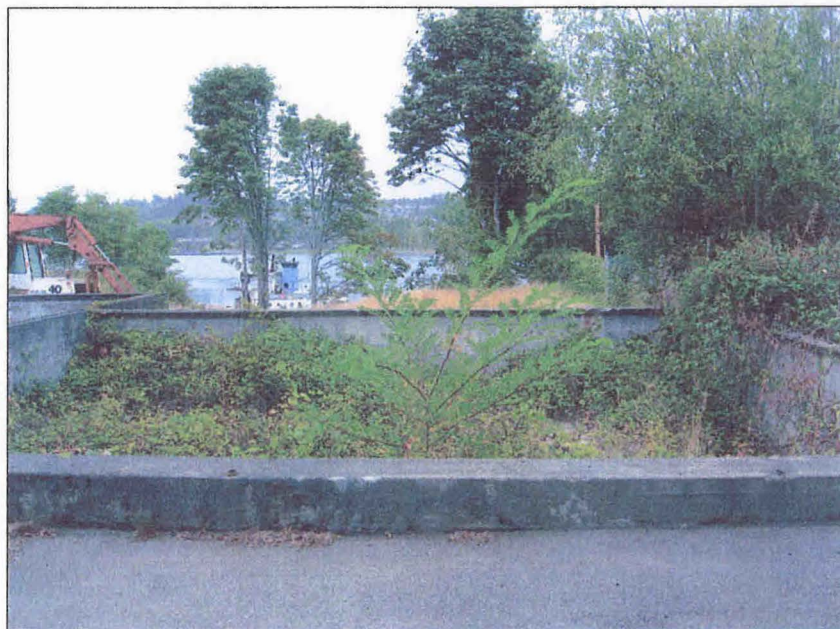


Photo 1. Old Tank Farm Foundation located on Sesko Property. Facing Northwest. September 13, 2006.



Photo 2. Second Old Tank Farm Foundation located on the Sesko Property. Facing Northwest. September 13, 2006.



Photo 3. View of markings the Gas Holder left on the ground on the west side of the property owned by P. Trip McConkey. Facing West. September 13, 2006.



Photo 4. View of the beach on the North side of the Sesko Property. Facing North. September 13, 2006.



Photo 5. Abandoned drum found along the bank of the beach on the Sesko Property. Facing South. September 13, 2006.

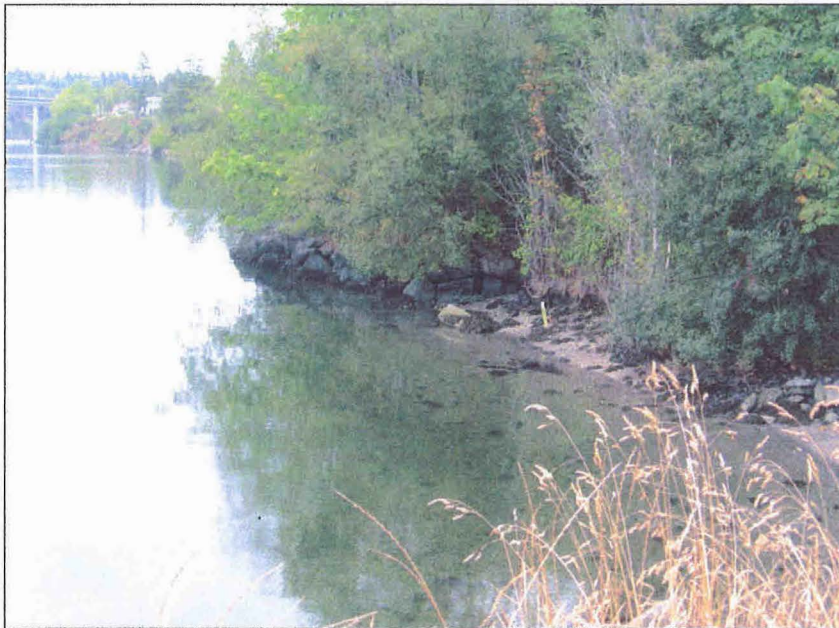


Photo 6. View of location where marina formerly located below SC Fuels Property. Facing North. September 13, 2006.



Photo 7. View of old car battery located along water under the Sesko Property. Facing Northwest. September 13, 2006.

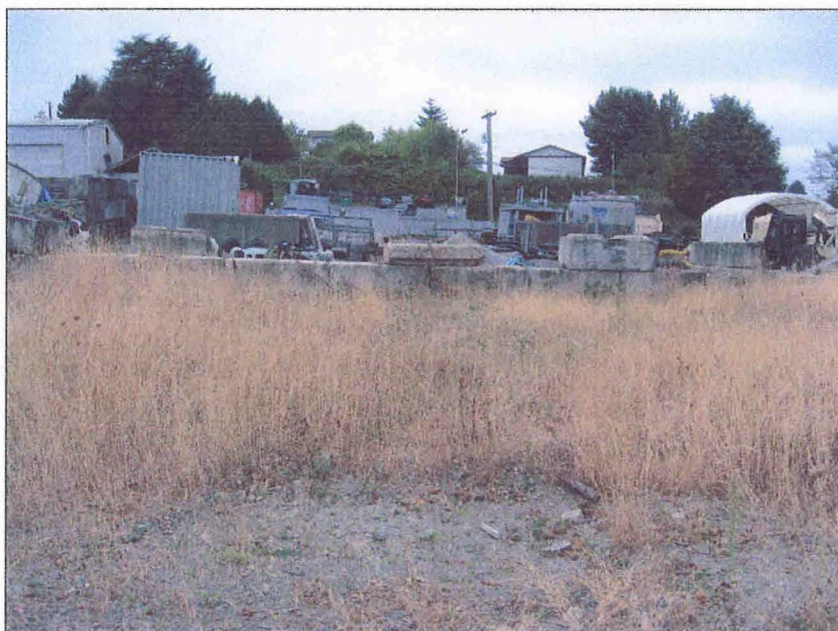


Photo 8. View of location of where a UST was removed next to the tank farm on the Sesko Property. Facing East. September 13, 2006.

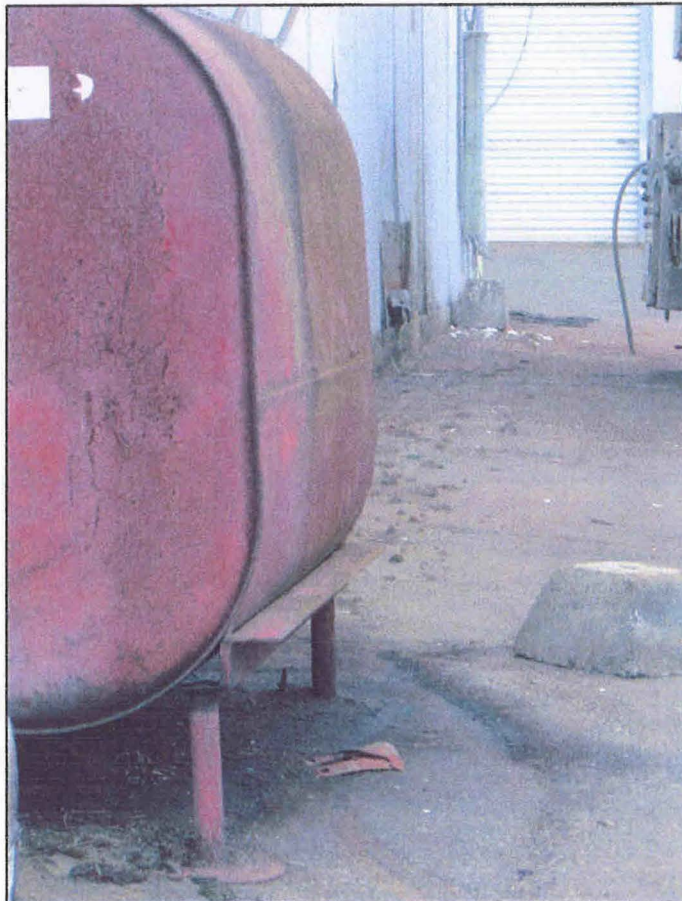


Photo 9. View of Stain on Cement under an AST next to Building B-4. View facing South. September 13, 2006.

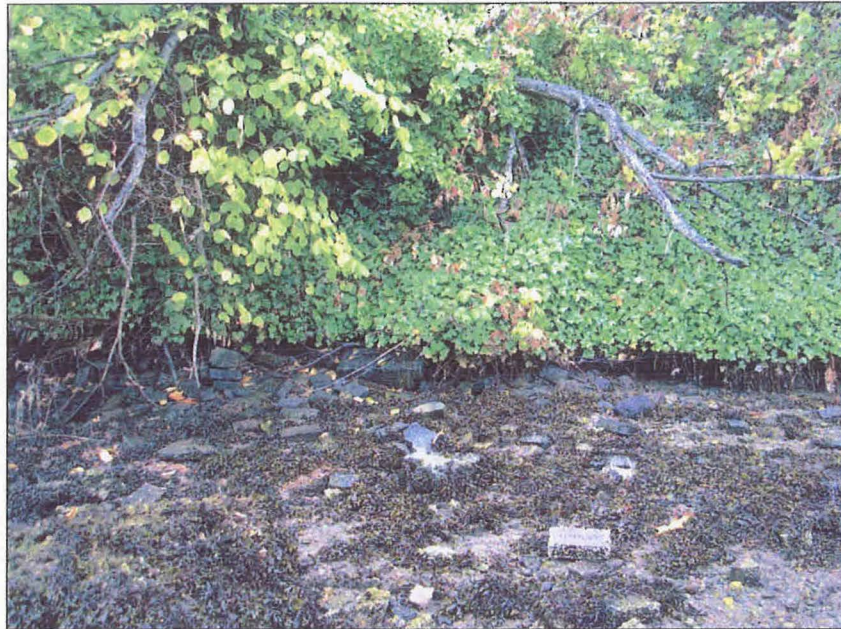


Photo 10. View of a close-up of black bricks below the McConkey Property on the beach. DNR Land. Facing Southwest. September 13, 2006.



Photo 12. View of old pole leaning against bank below the McConkey Property located on DNR Land. Noticed a creosote odor. Facing Southeast. September 13, 2006.



Photo 13. Pole on beach below the McConkey Property on DNR Land. Slight creosote odor. Facing northeast. September 20, 2006.



Photo 14. View of Large cement blocks below the Sesko Property on DNR Land. Facing Northeast. September 20, 2006.



Photo 15. Water Tanks below the McConkey Property located on the DNR beach. Facing West. September 20, 2006.



Photo 16. Sesko Property with SC Fuels in the background. Cement blocks in the foreground mark western edge of Sesko Property and eastern edge of McConkey Property. Facing East. September 20, 2006.



Photo 17. McConkey Property by Water Front taken from Western Edge of Sesko property. Facing West. September 20, 2006.



Photo 18. Transformers in storage located in Building B-6B. Facing South. September 20, 2006



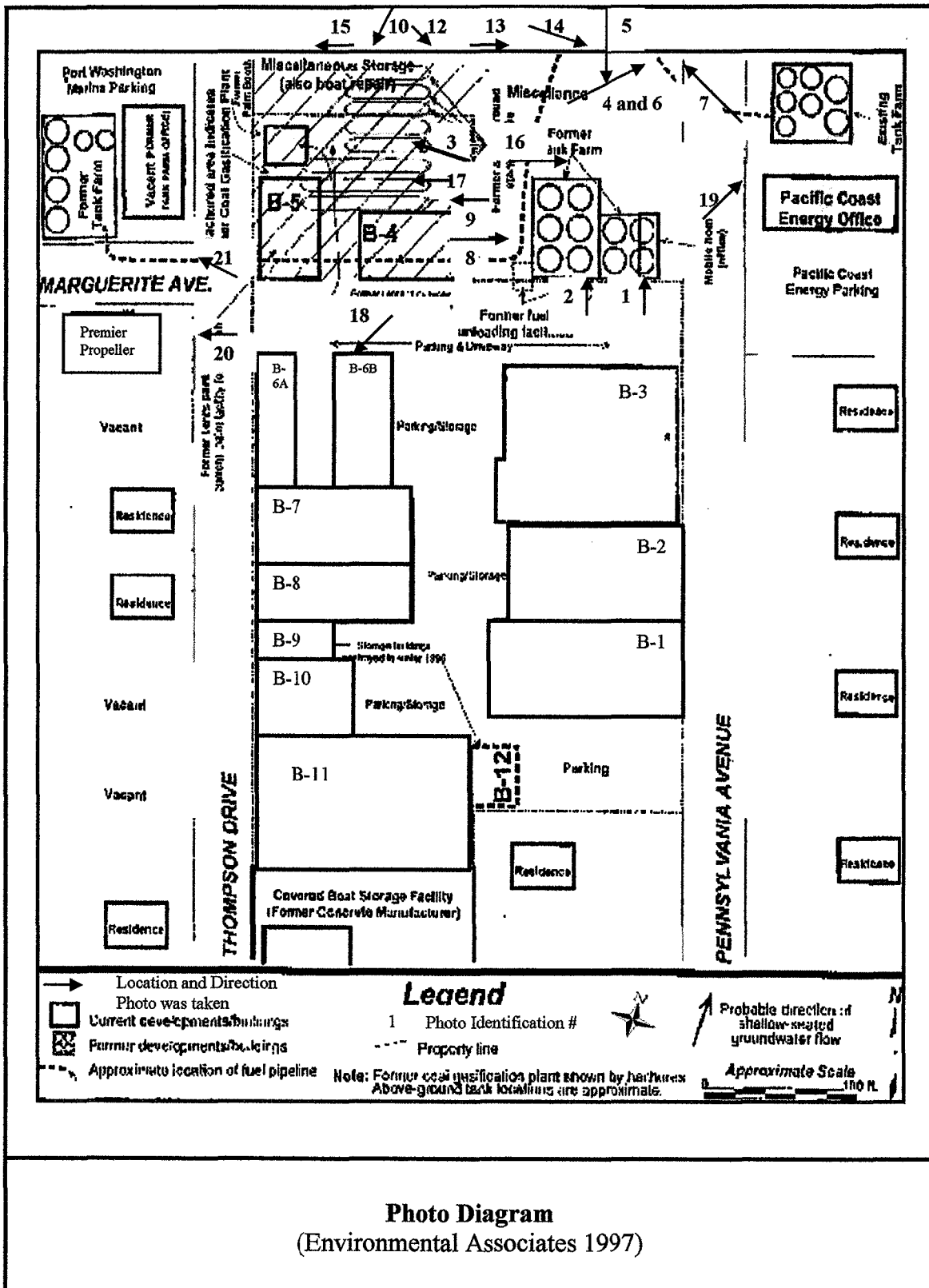
Photo 19. View of SC Fuels located northeast of the site along the water. Facing Northeast. September 12, 2006.



Photo 20. View of Premier Propeller located west of the site. Facing West. September 12, 2006.



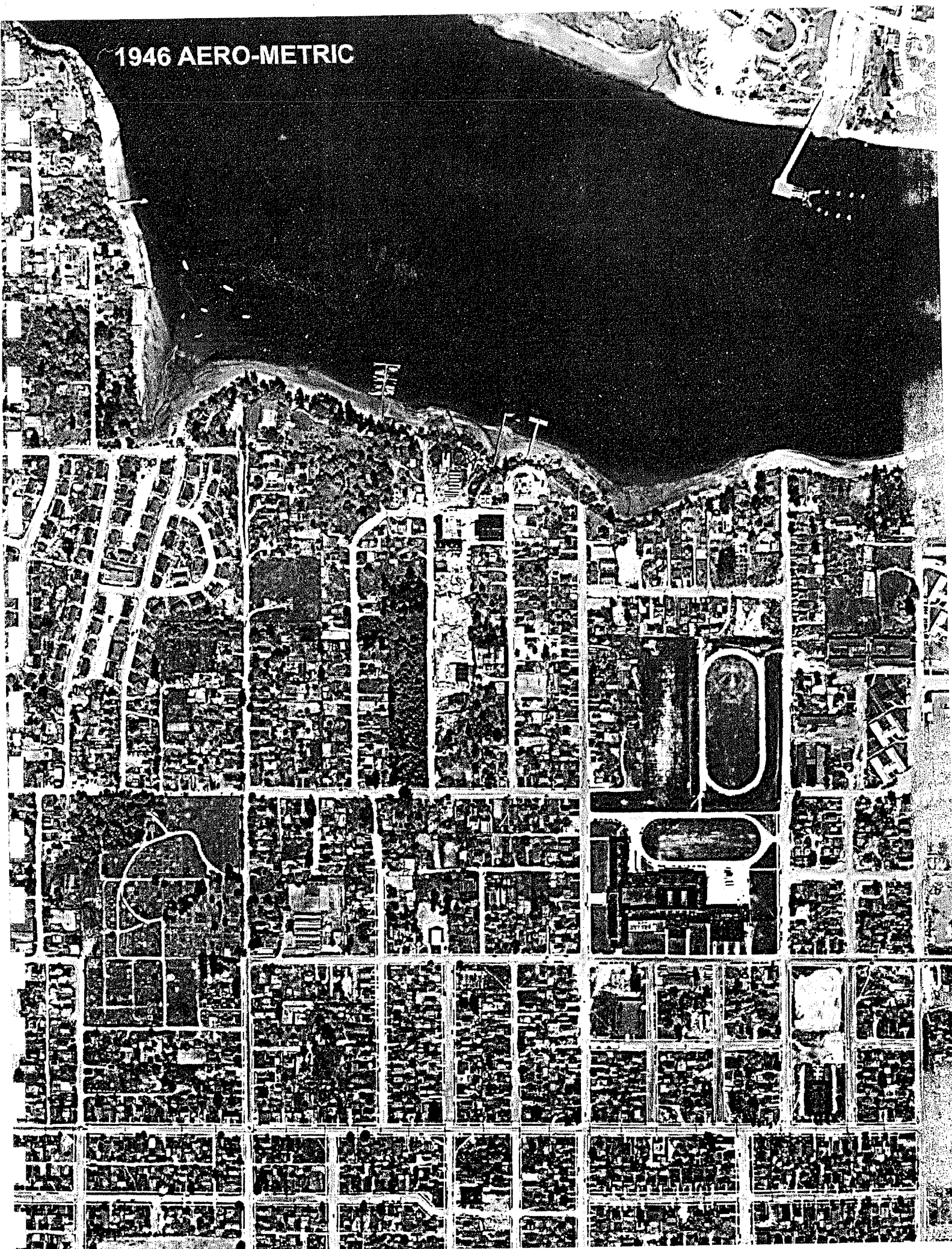
Photo 21. View of Port Washington Marina located northwest of site along the water. Facing Northwest. September 12, 2006.



APPENDIX B

Historical Aerial Photographs

1946 AERO-METRIC



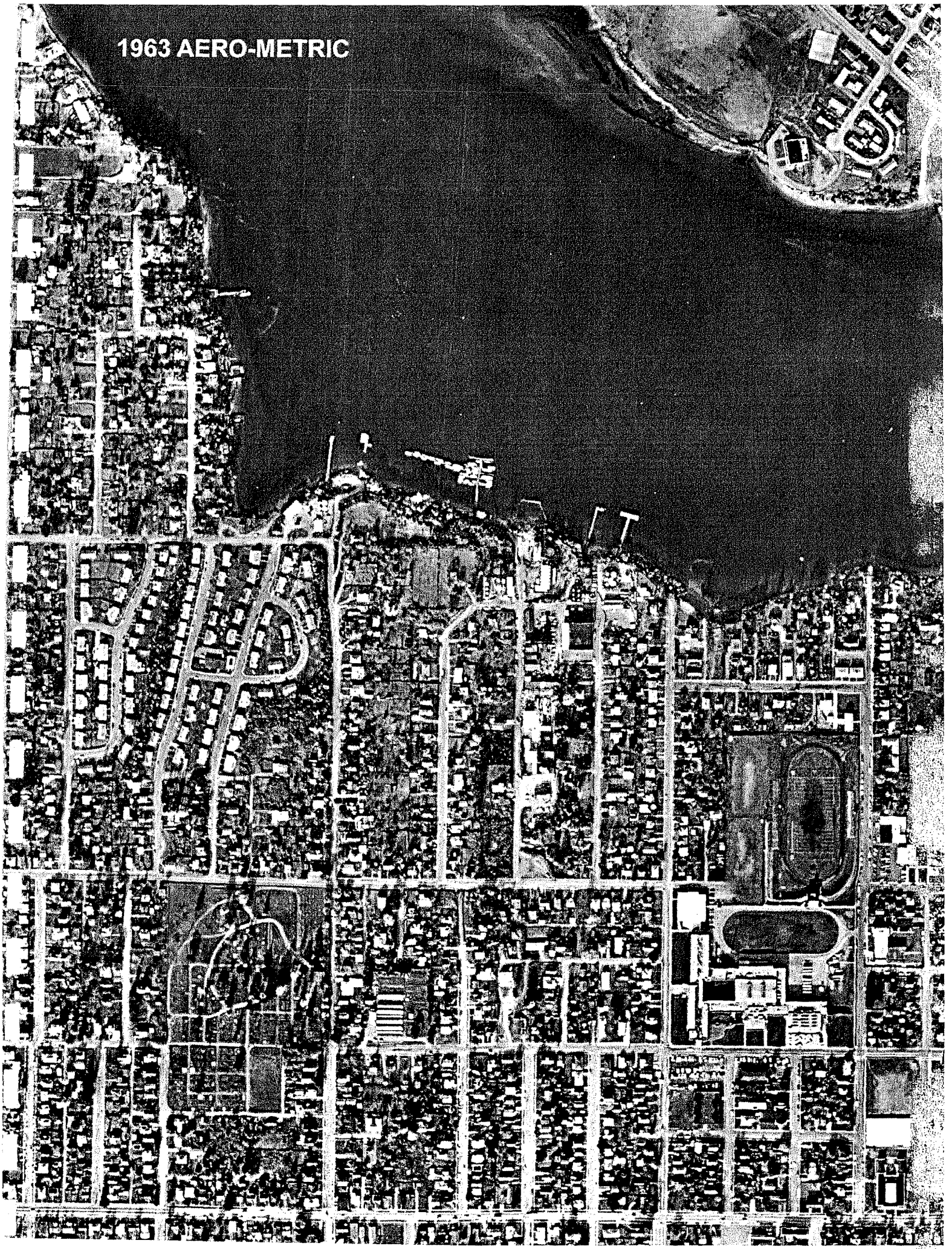
BREMERTON-014658

1956 AERO METRIC



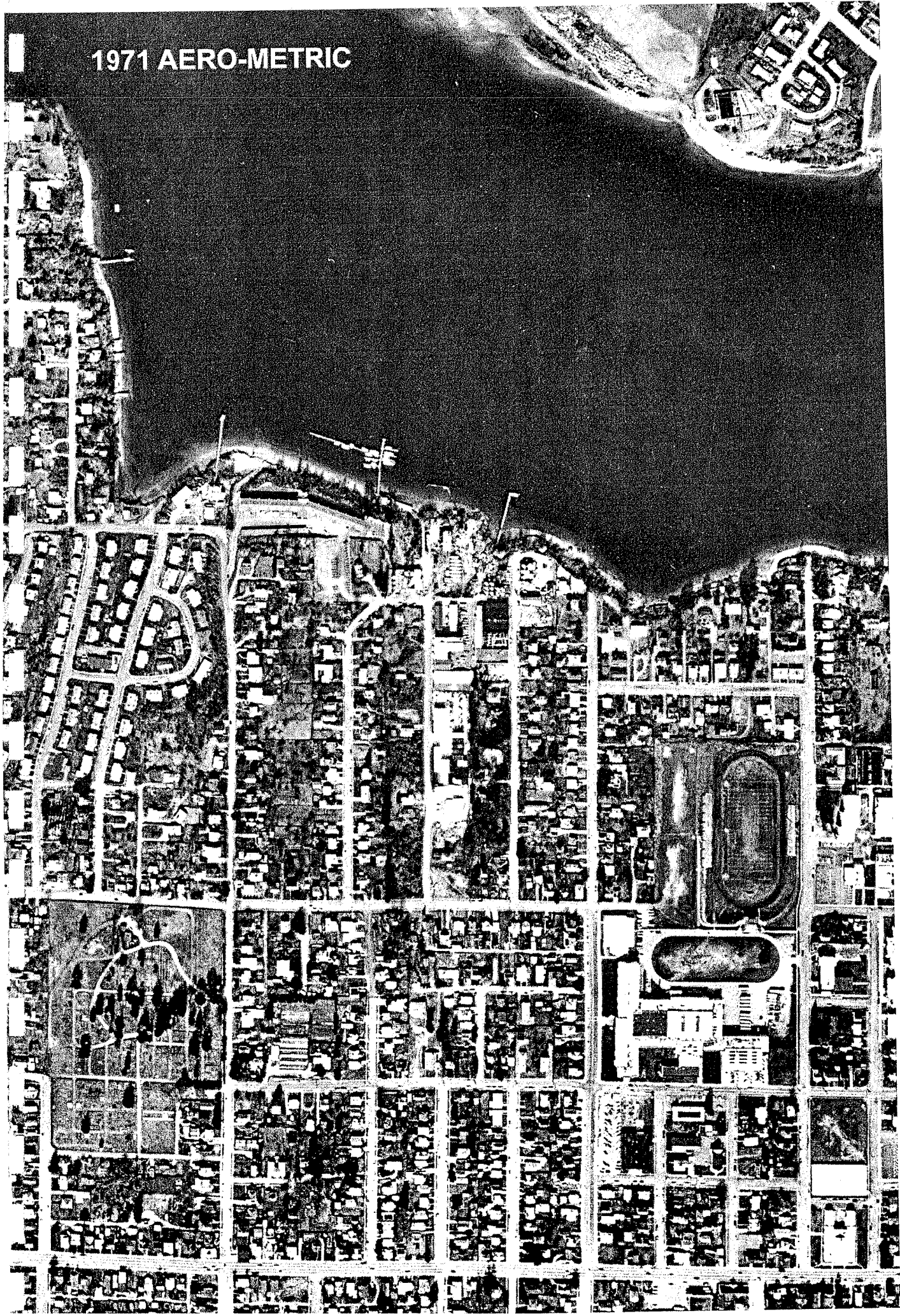
BREMERTON-014659

1963 AERO-METRIC



BREMERTON-014660

1971 AERO-METRIC



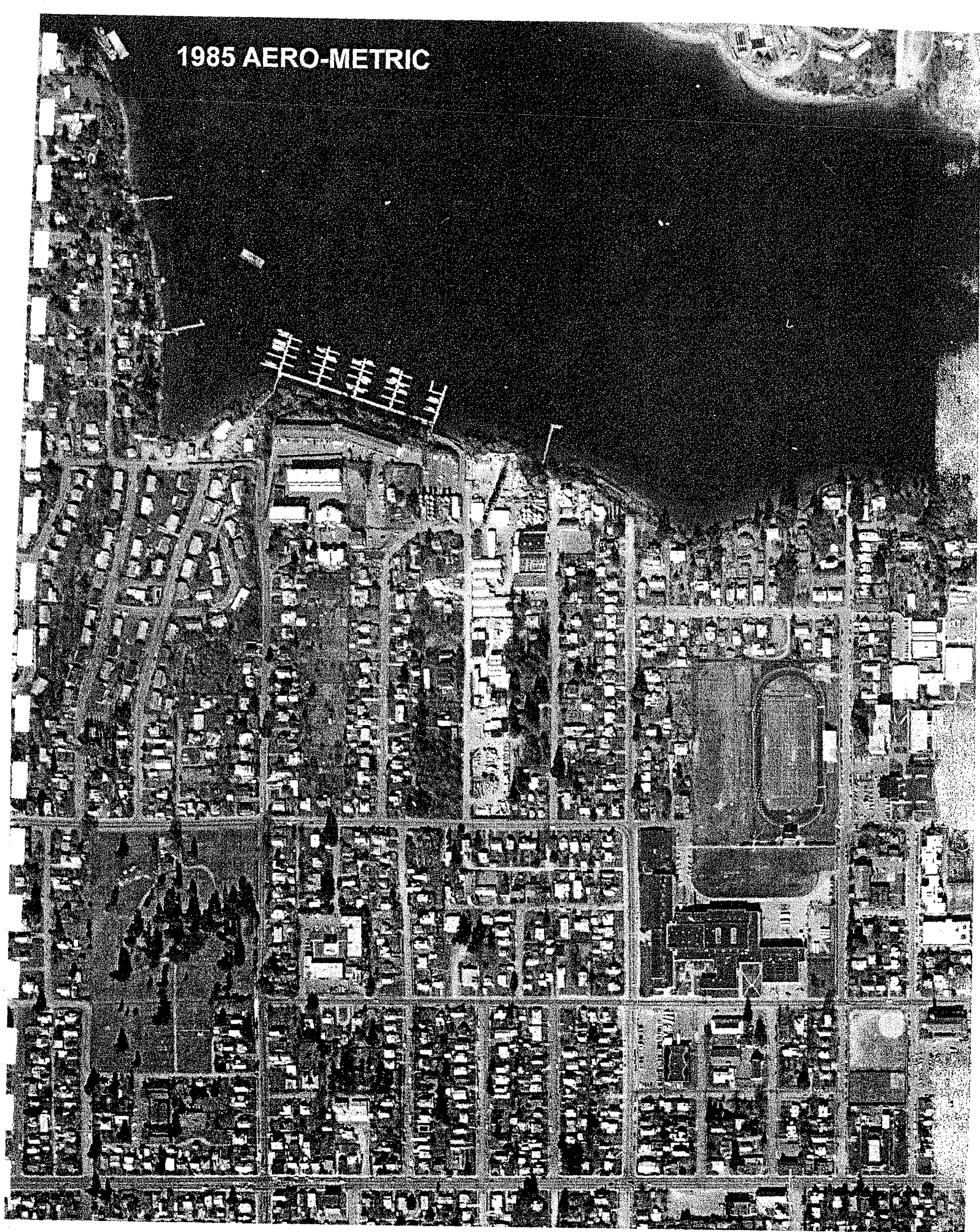
BREMERTON-014661

1977 AERO-METRIC



BREMERTON-014662

1985 AERO-METRIC

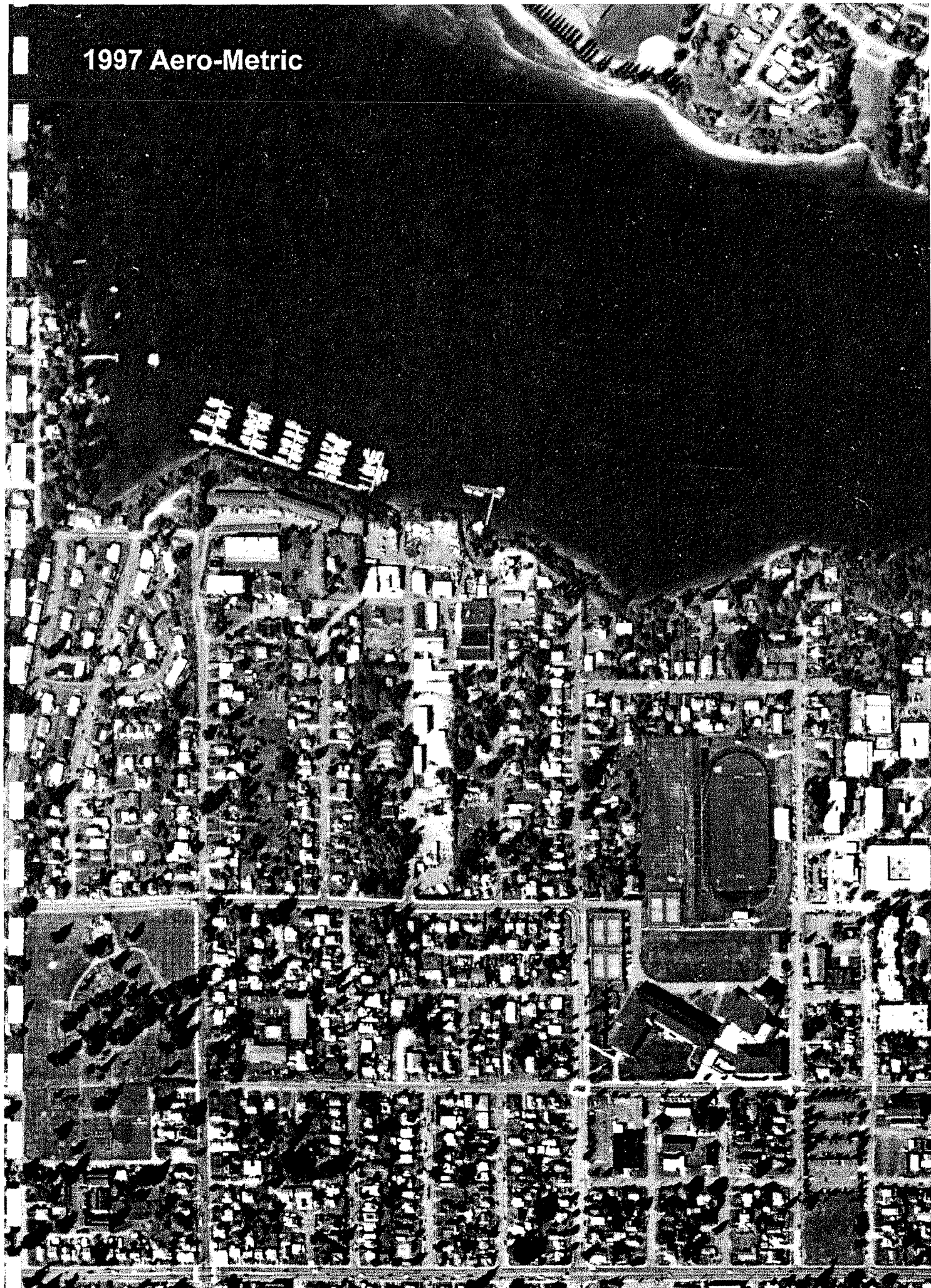


1993 AERO-METRIC



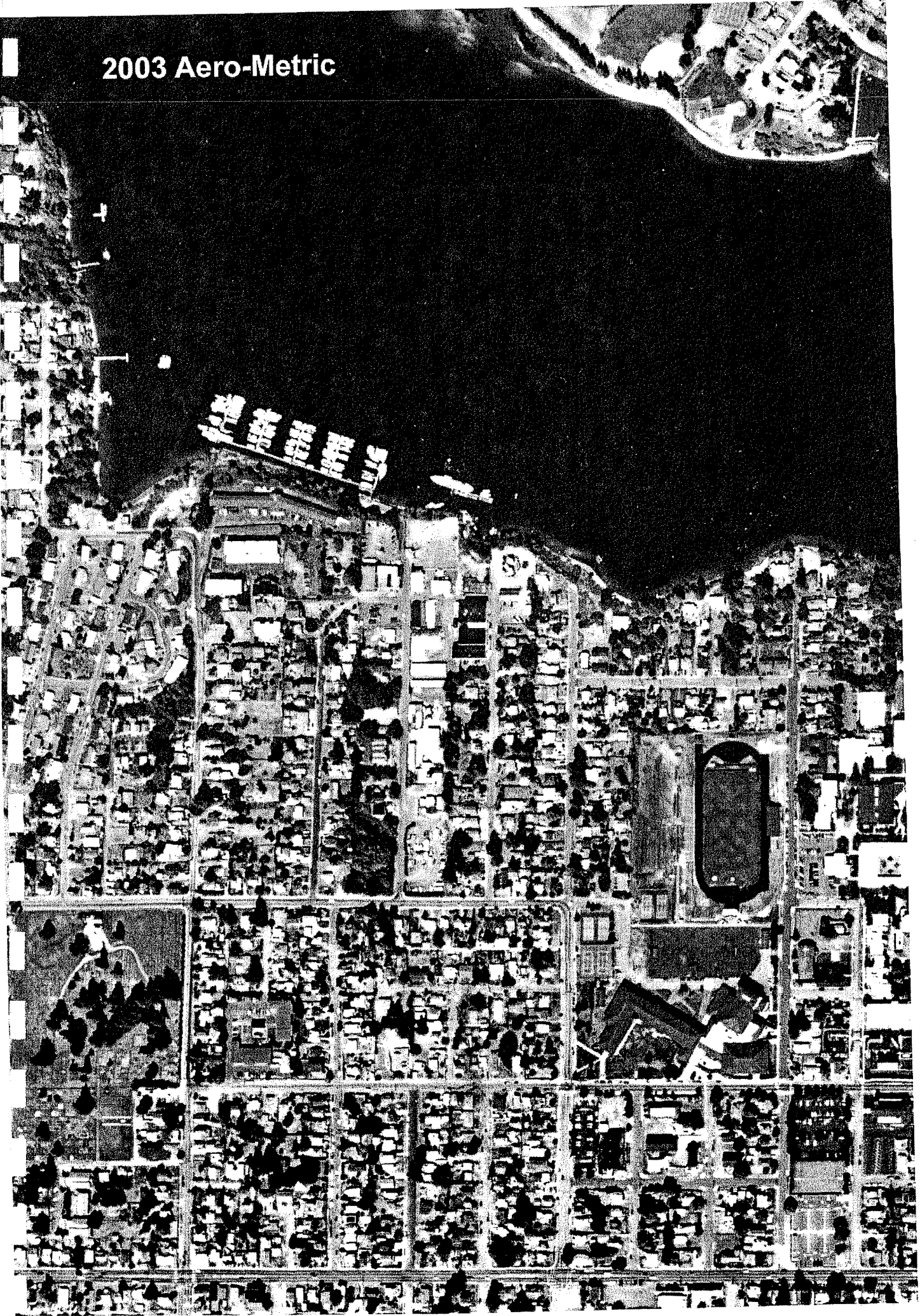
BREMERTON-014664

1997 Aero-Metric



BREMERTON-014665

2003 Aero-Metric



BREMERTON-014666

APPENDIX C

EDR Database Report

(Including Sanborn Maps and Topographic Maps)



EDR® Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck®

**Bremerton Gas Works
Pennsylvania Avenue
Bremerton, WA 98337**

Inquiry Number: 1745466.2s

August 29, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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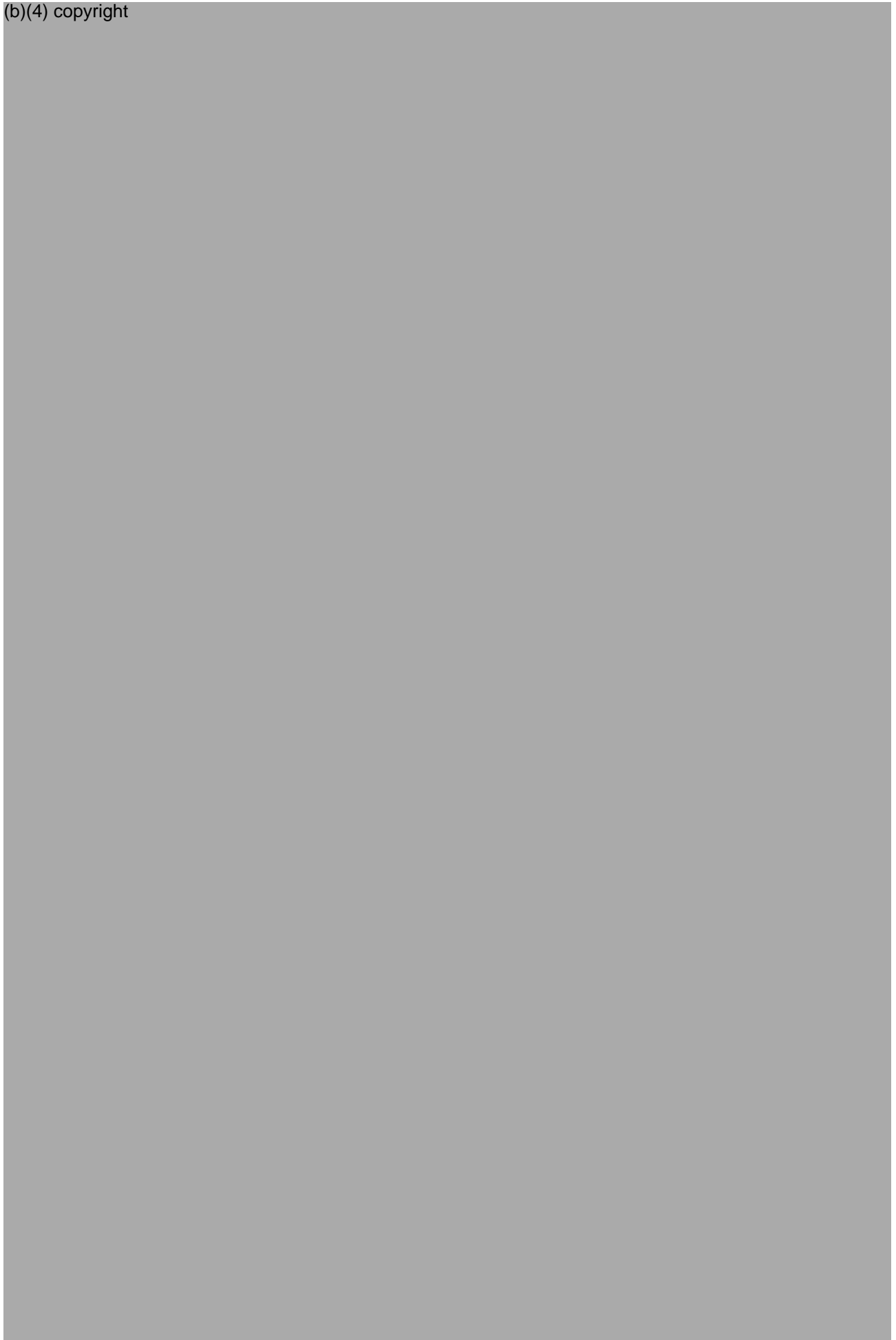
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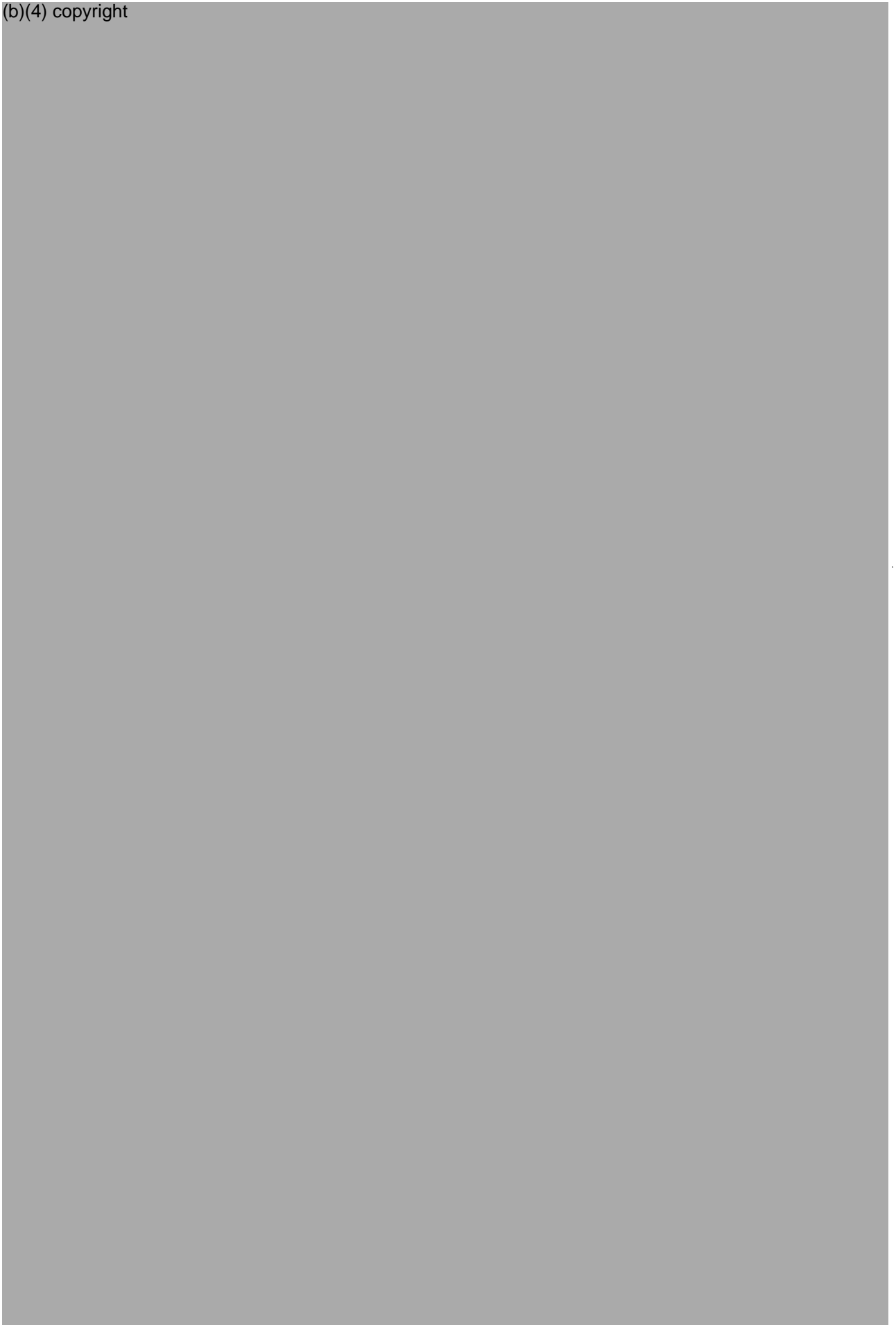
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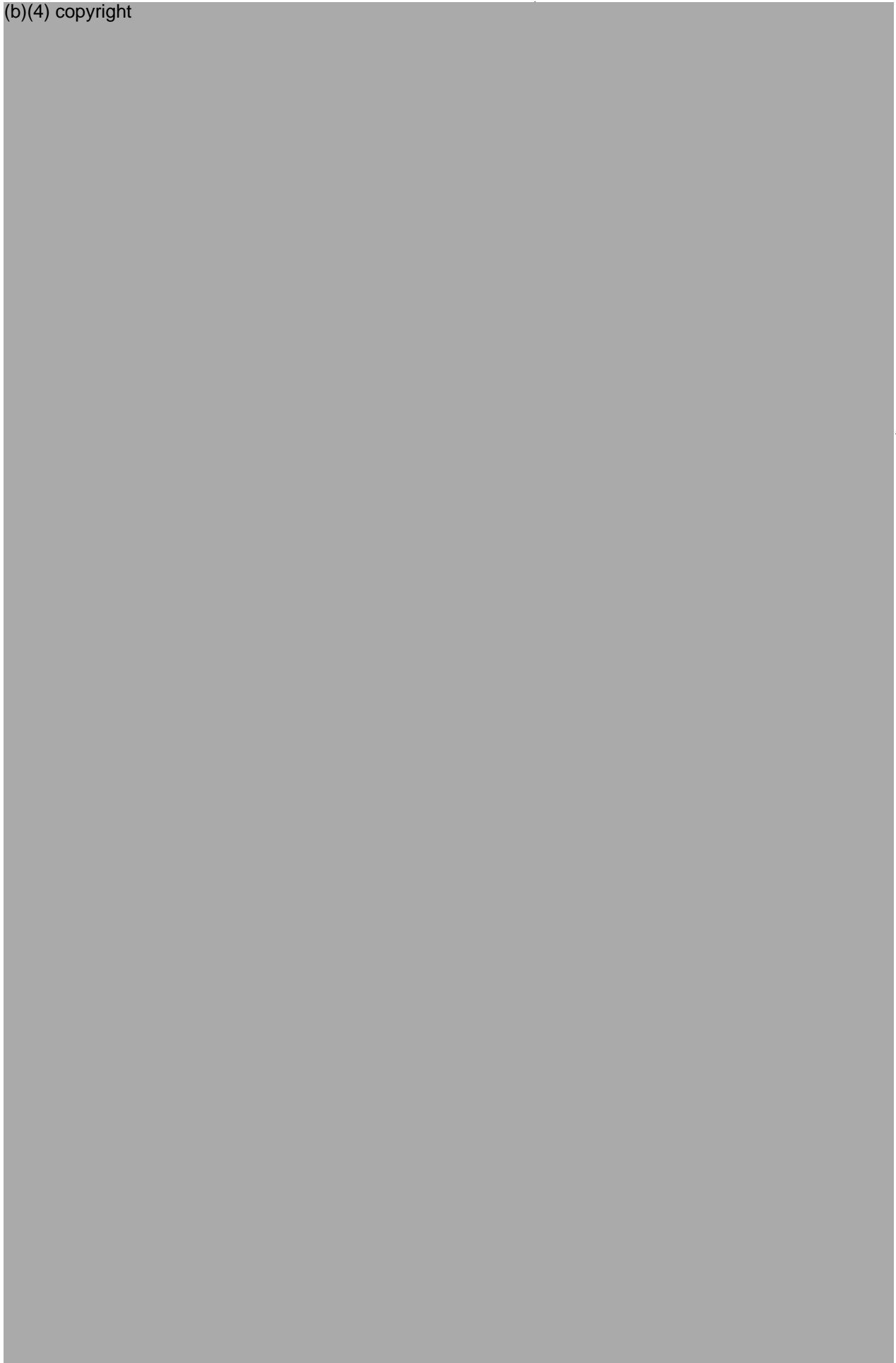
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BREMERTON-014674

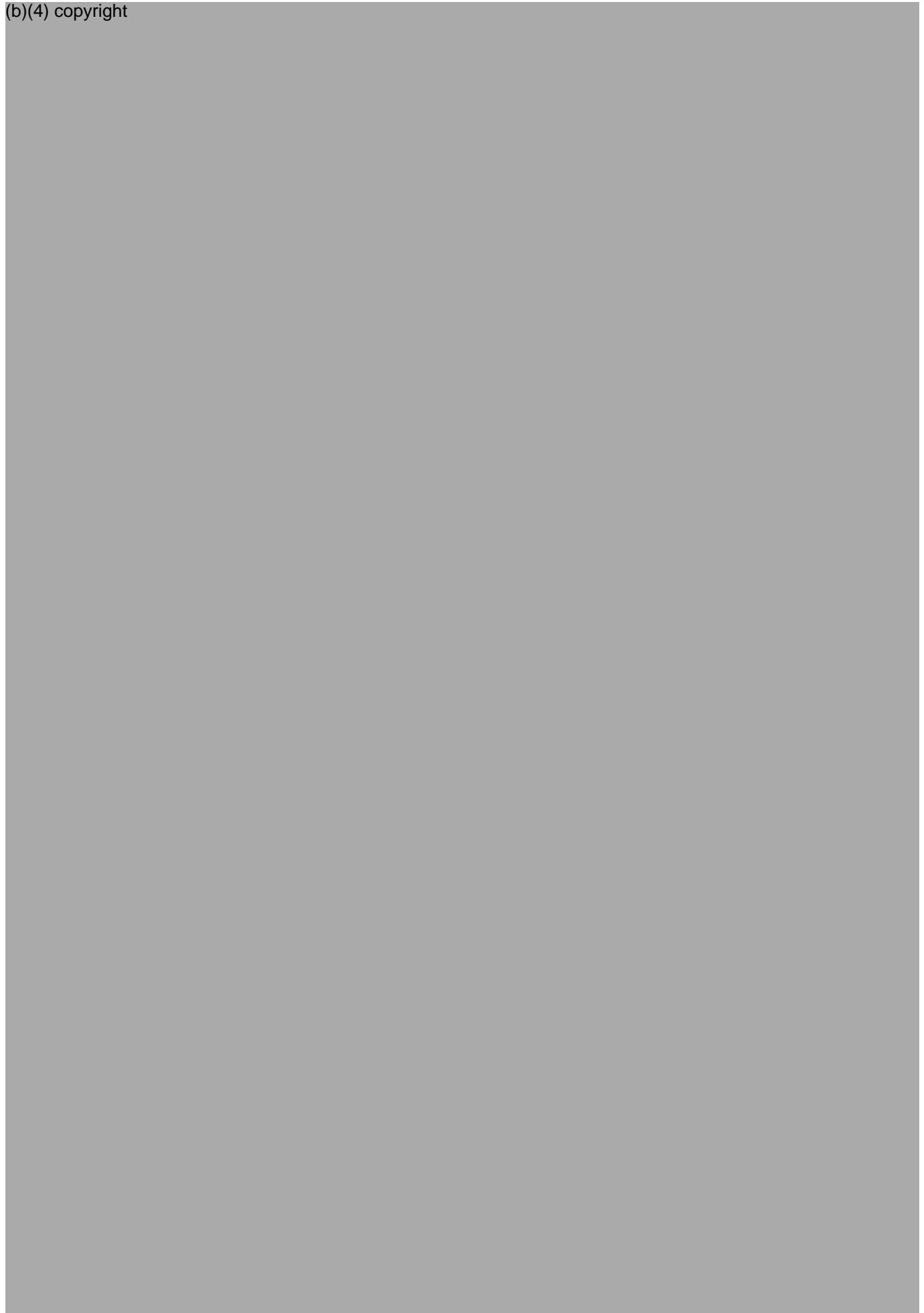




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BREMERTON-014678



(b)(4) copyright



BREMERTON-014680

(b)(4) copyright



BREMERTON-014681

(b)(4) copyright



BREMERTON-014682

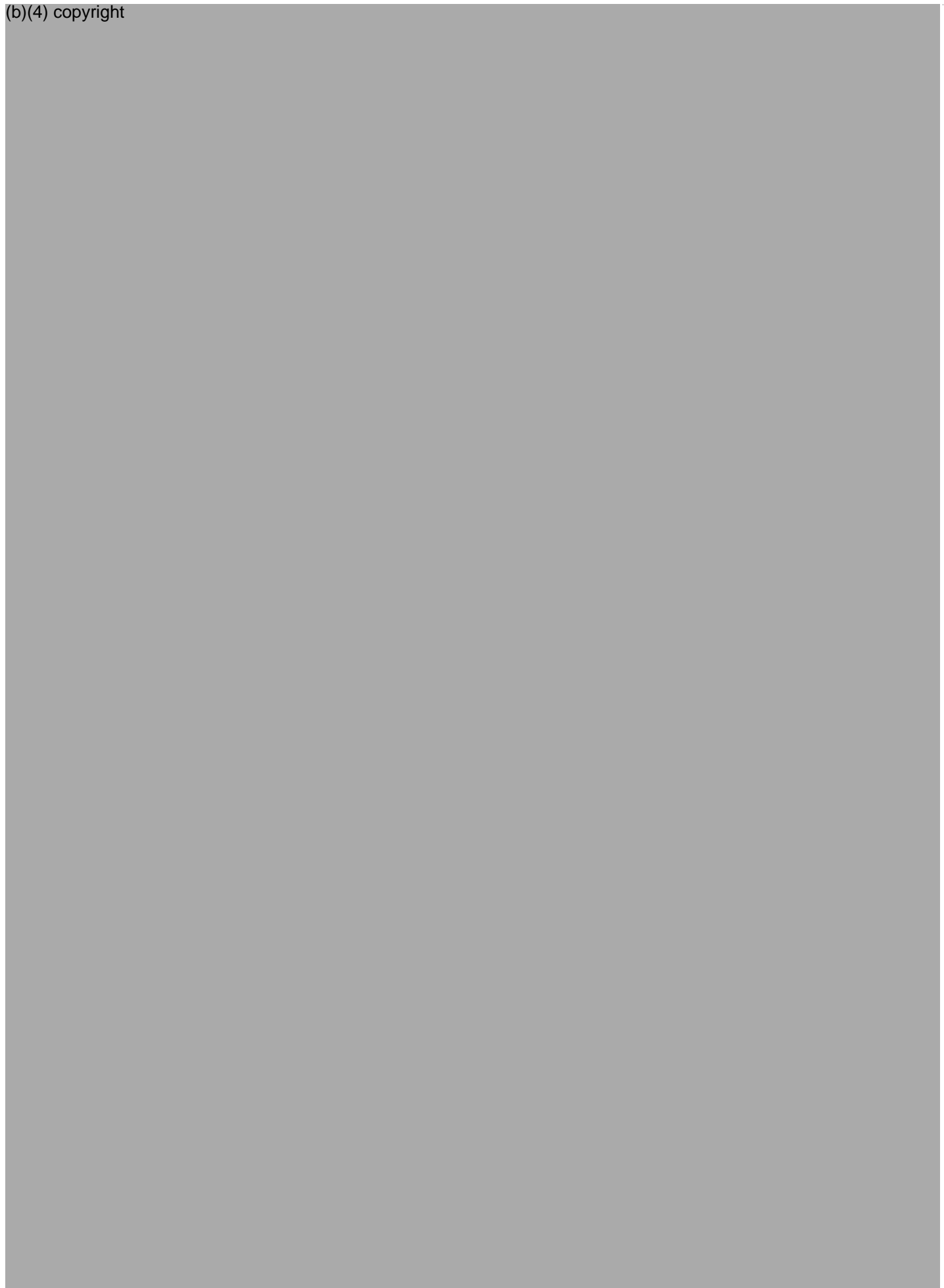
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BREMERTON-014683

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BREMERTON-014686

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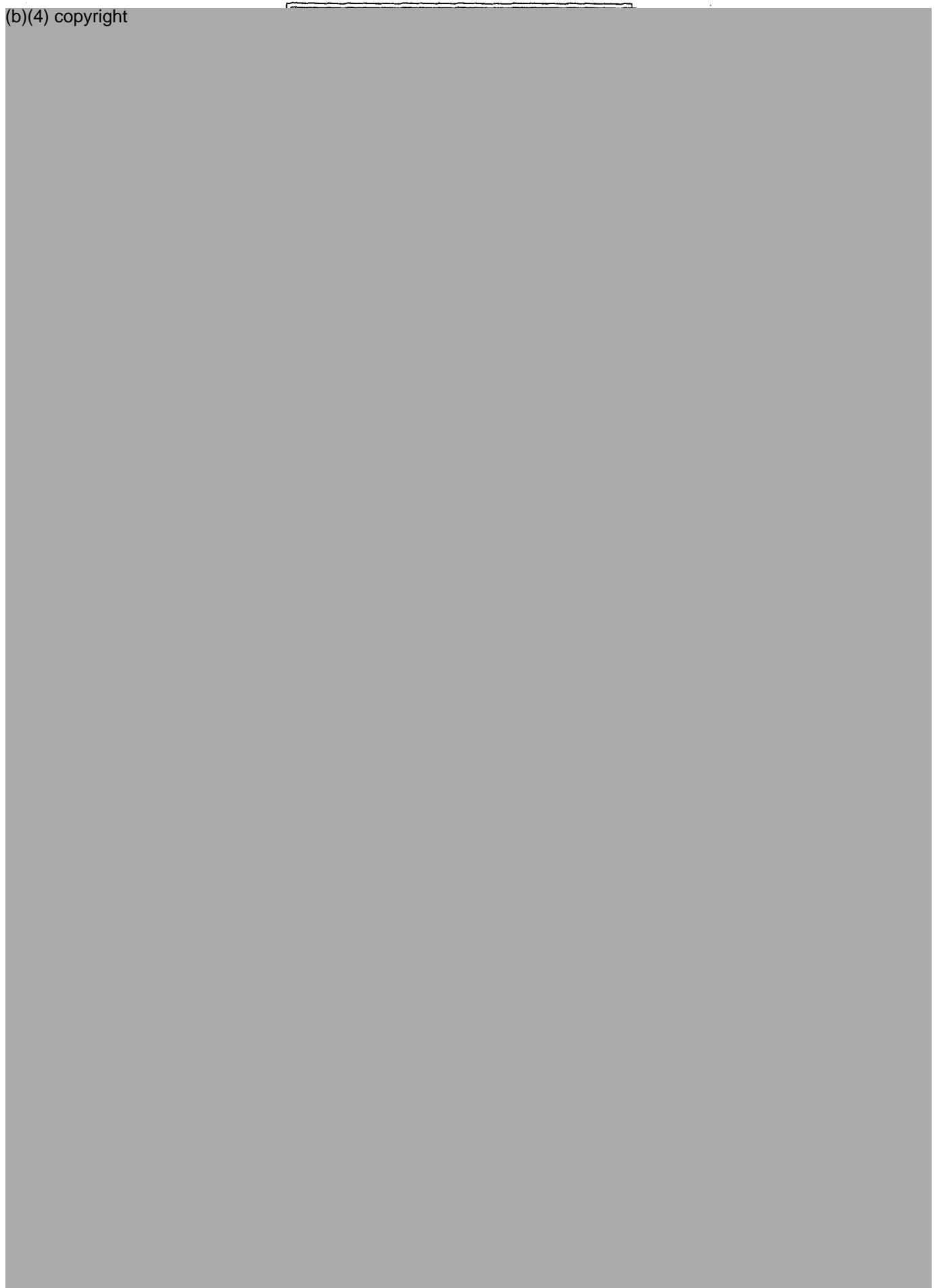


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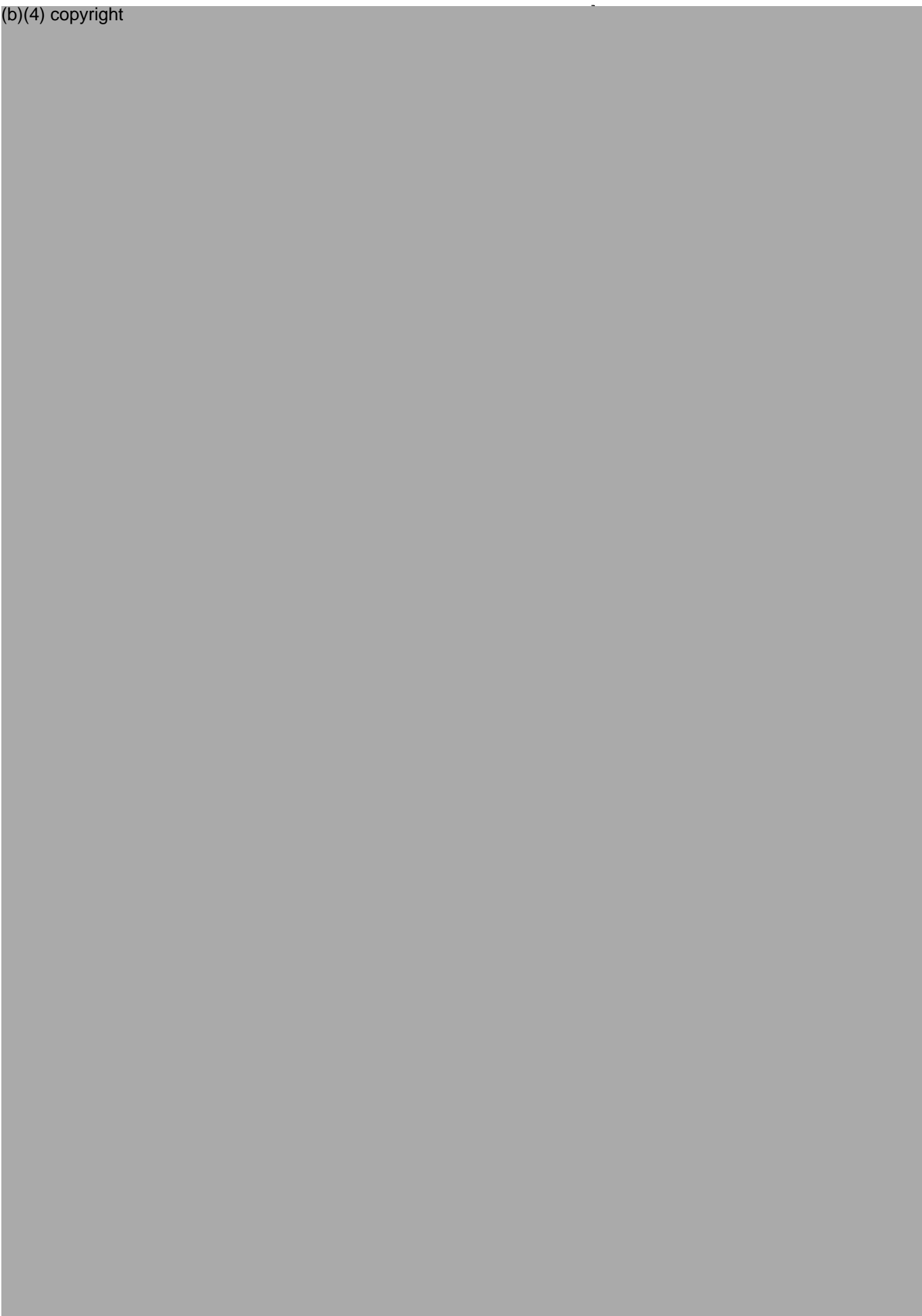


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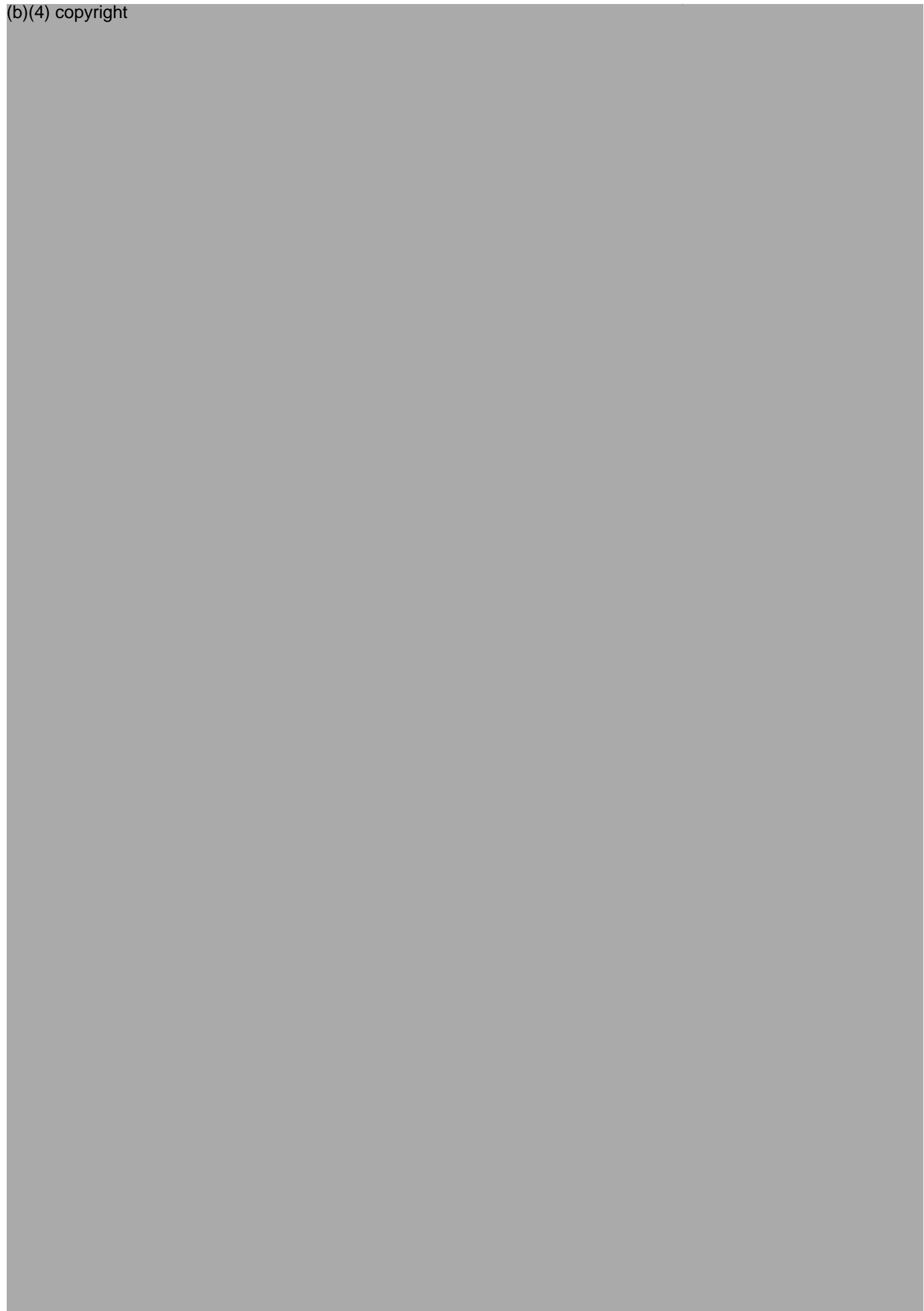


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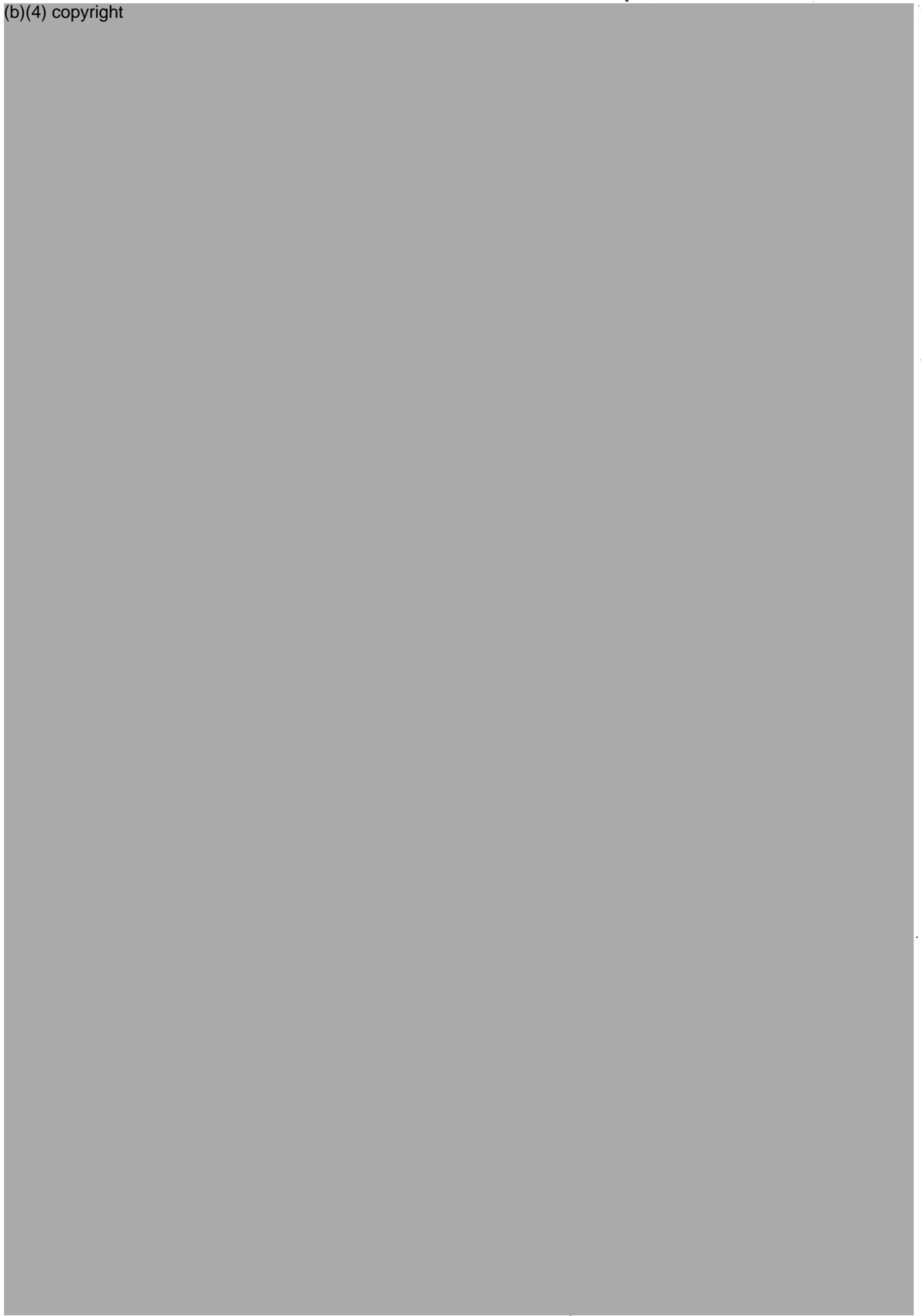
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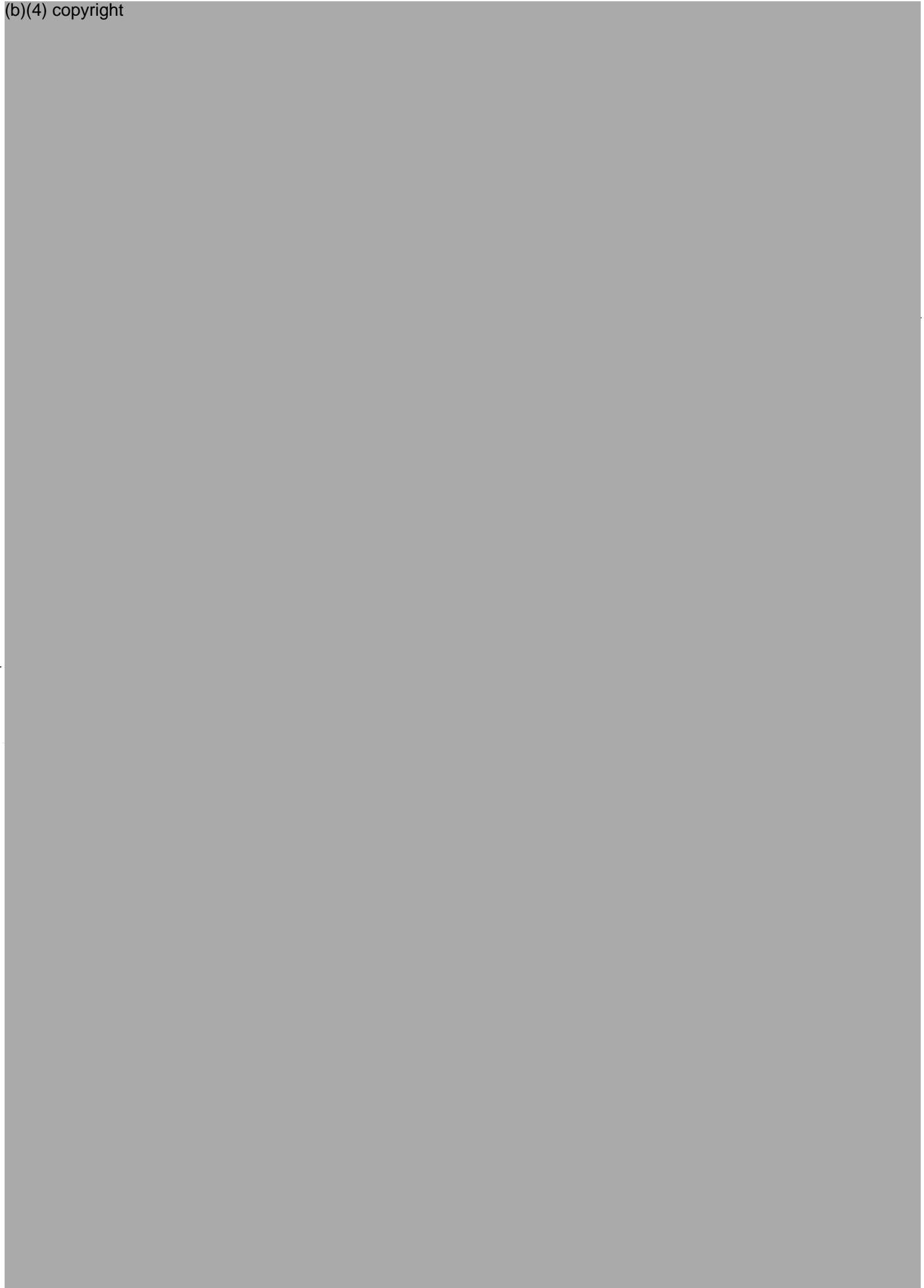
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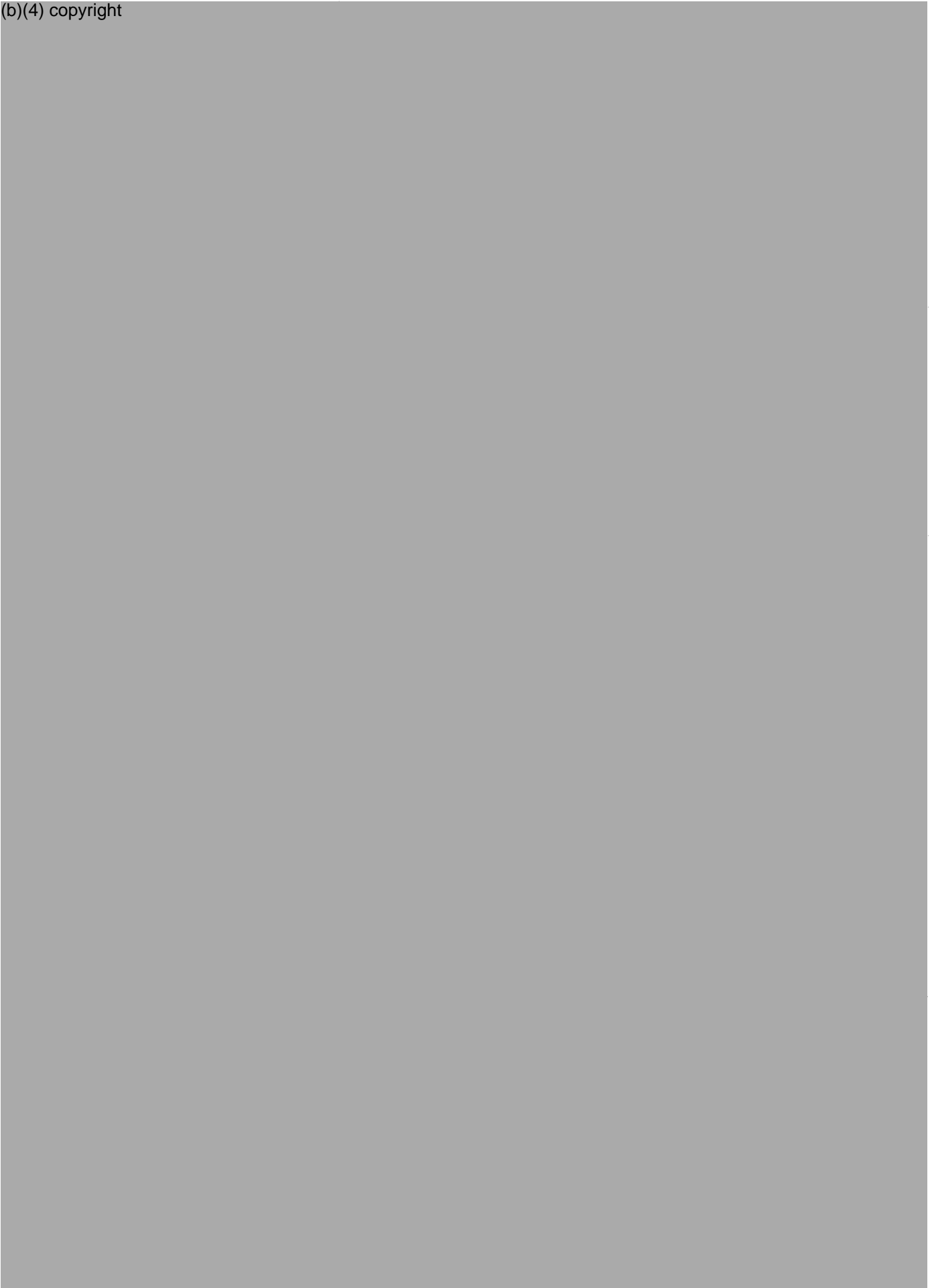
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BREMERTON-01472

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BREMERTON-014731

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(b)(4) copyright

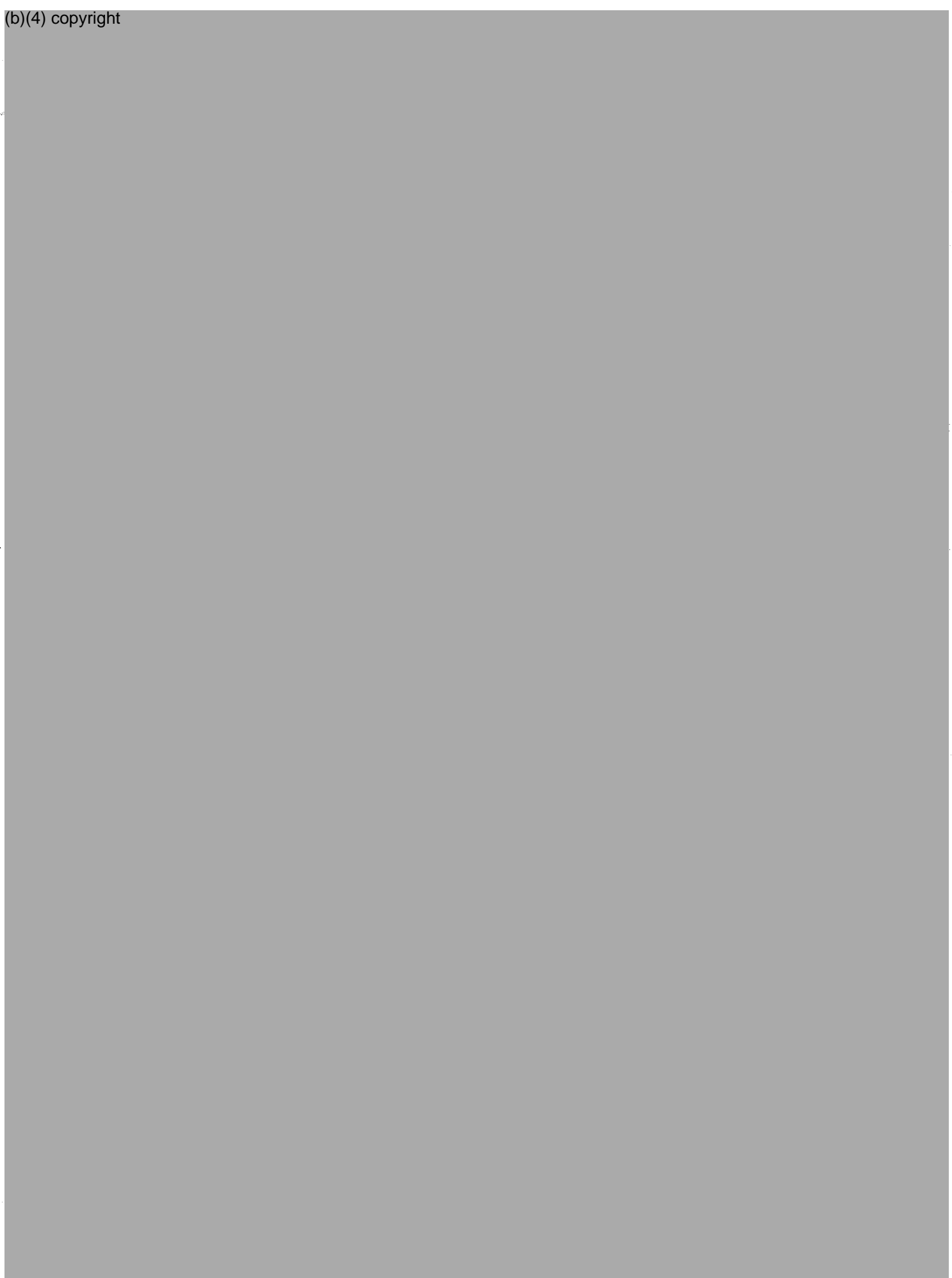


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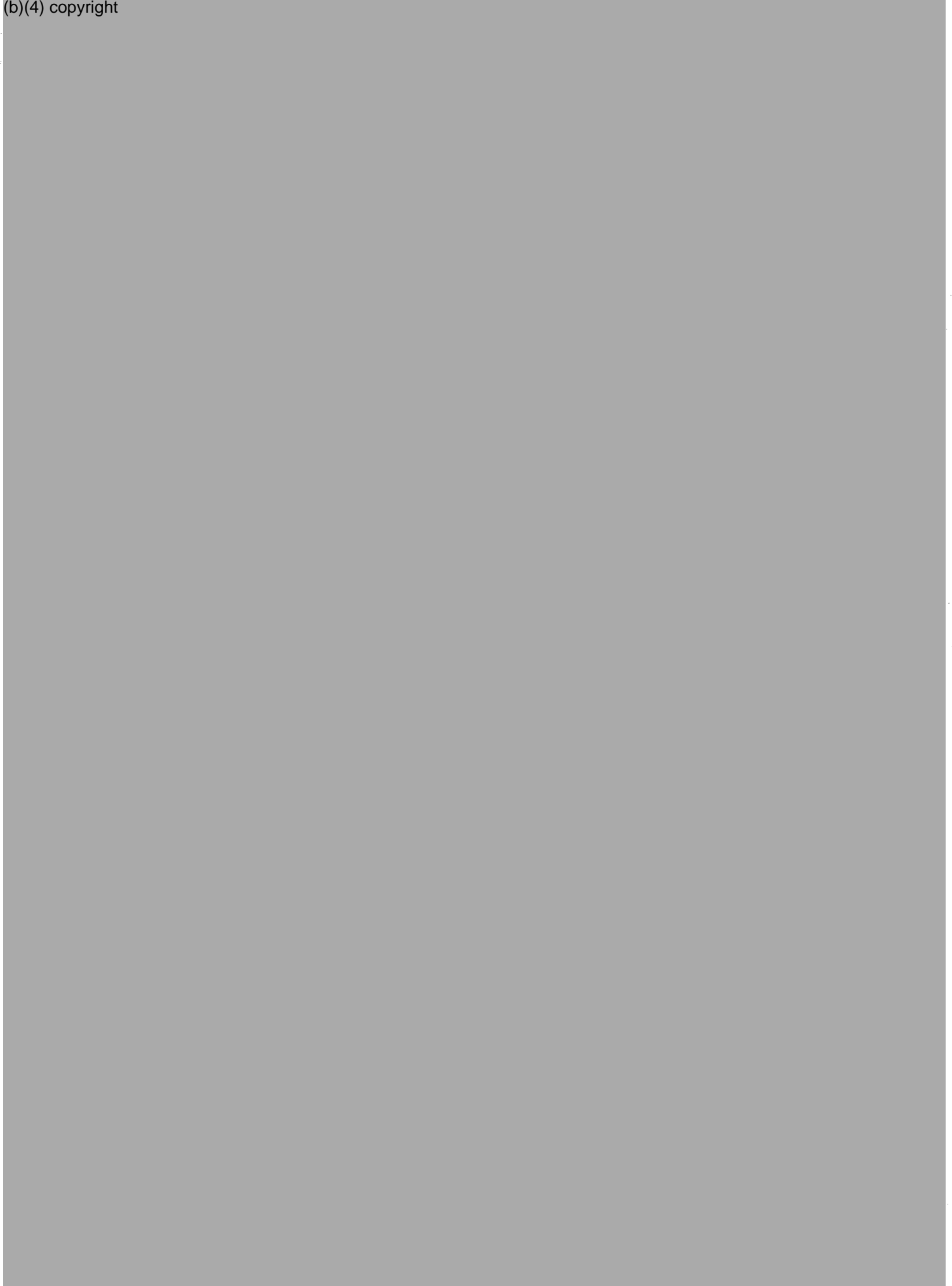




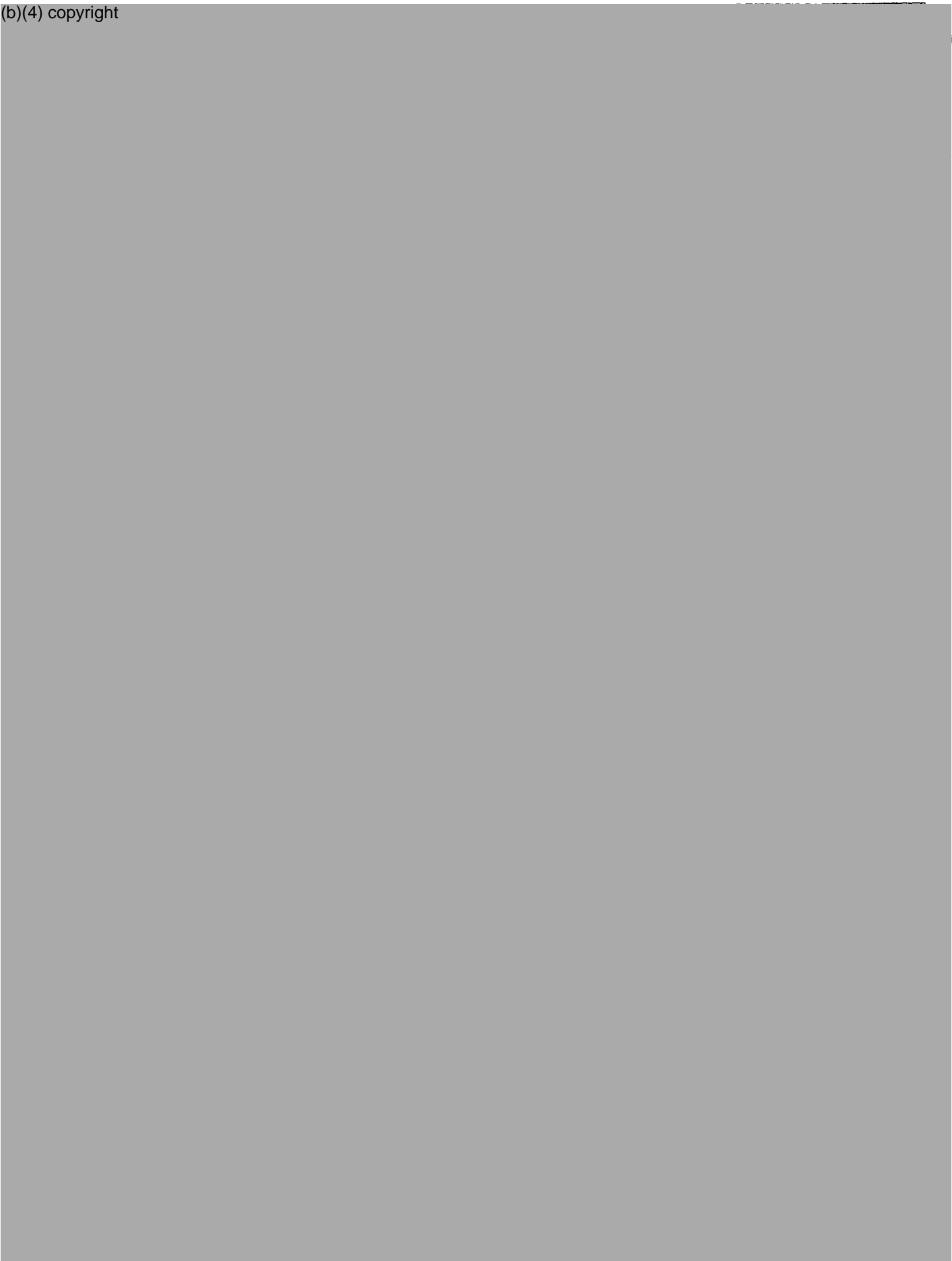
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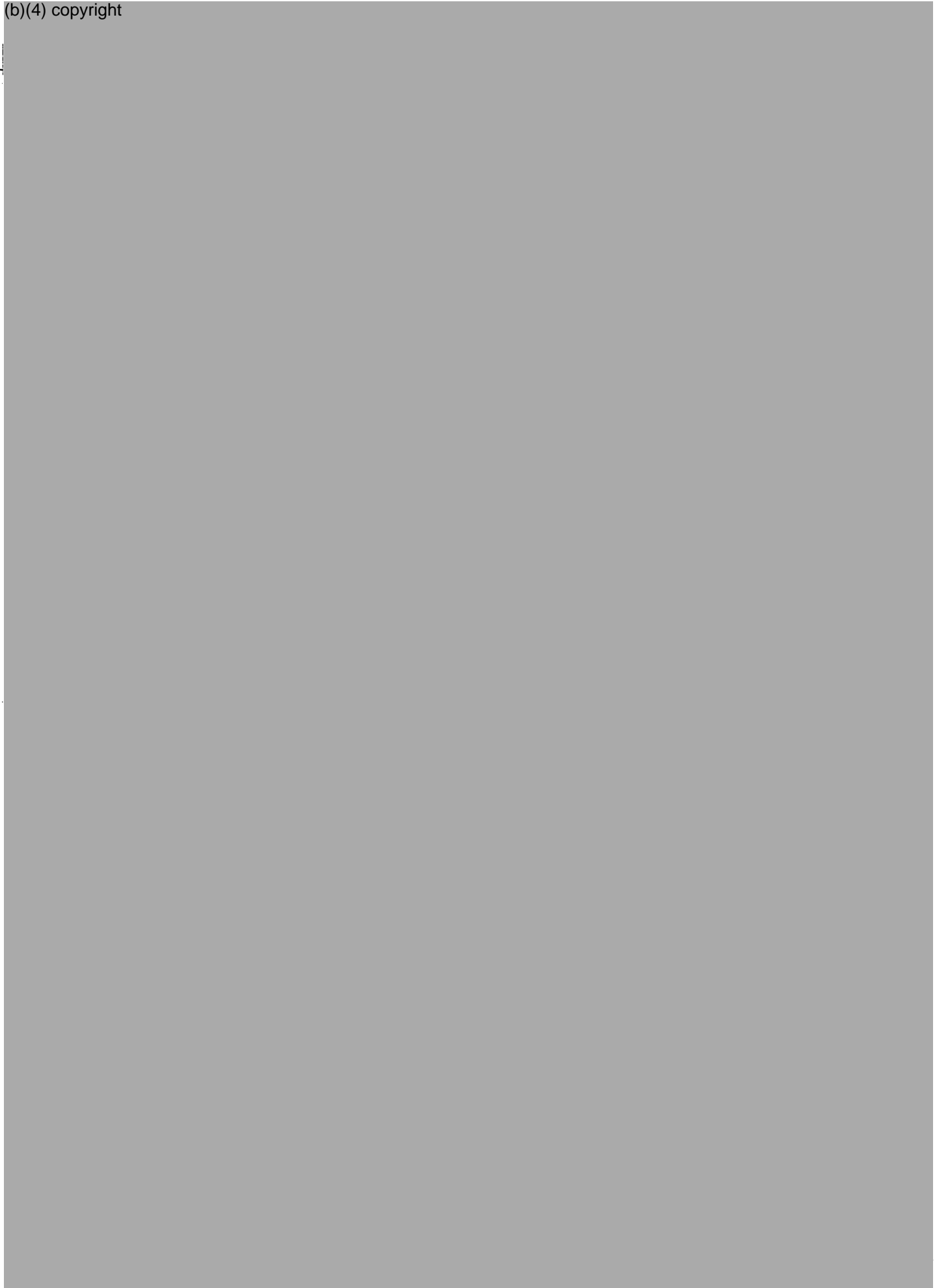


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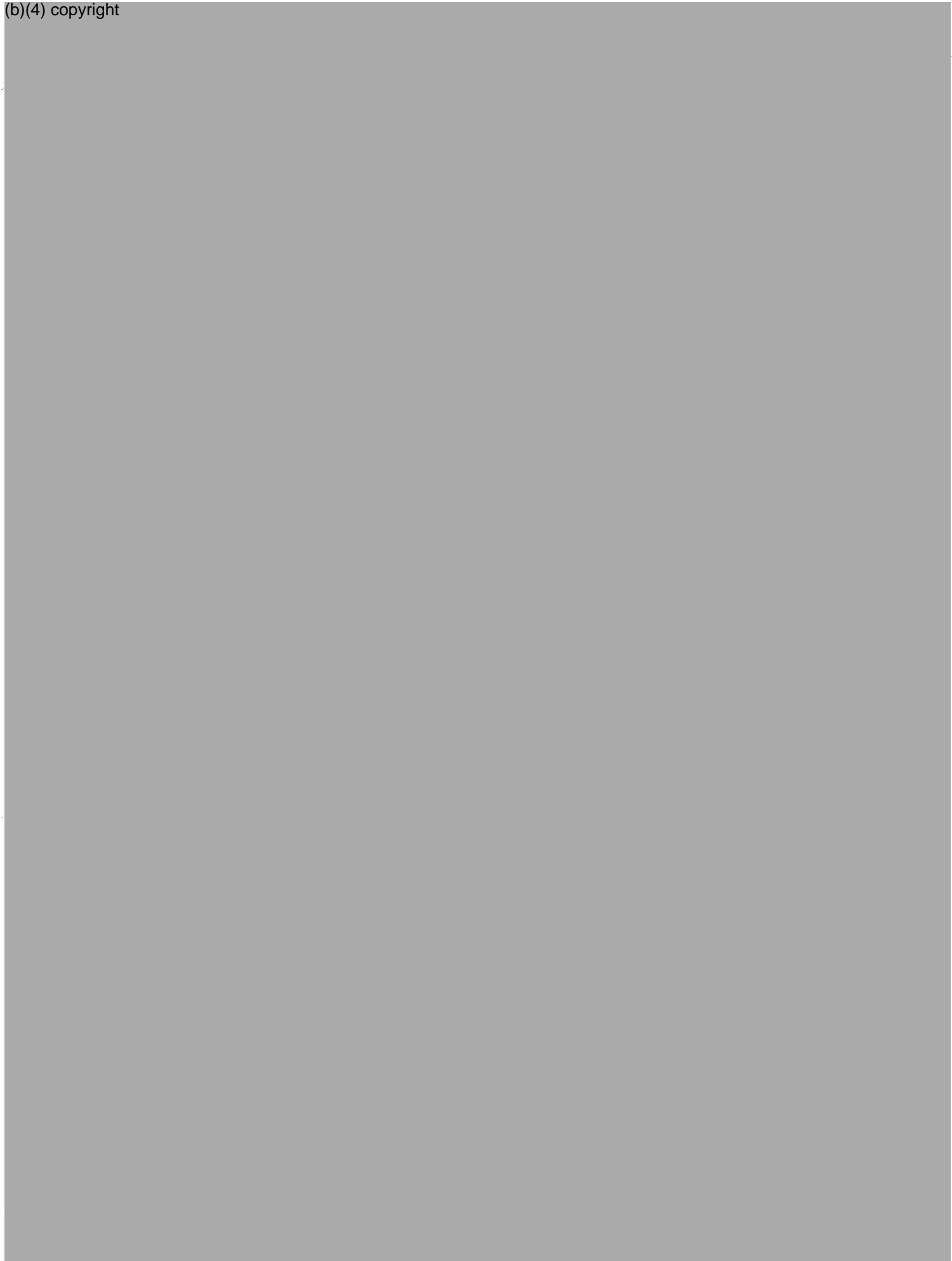
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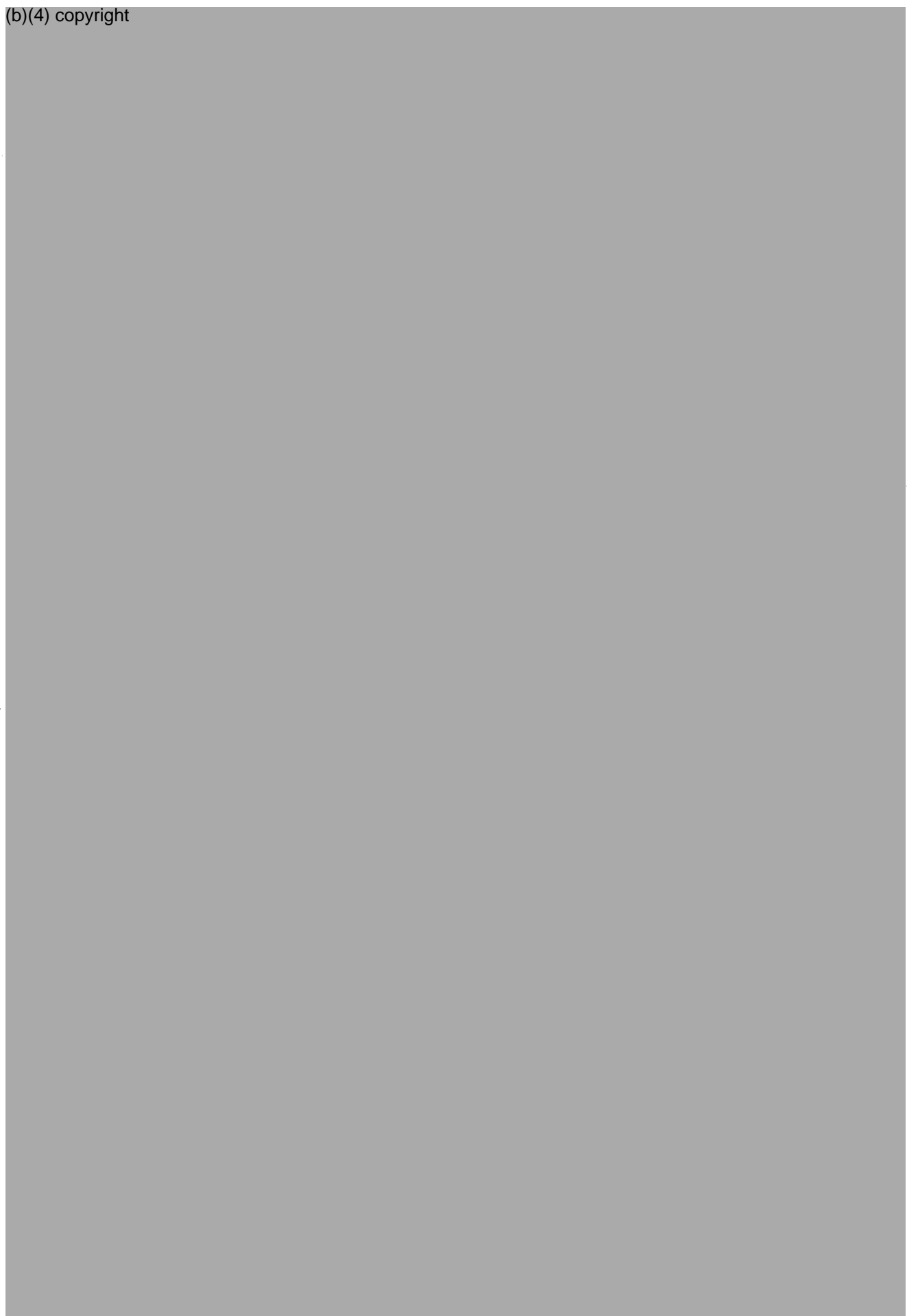
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BREMERTON-014754

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BREMERTON-014757

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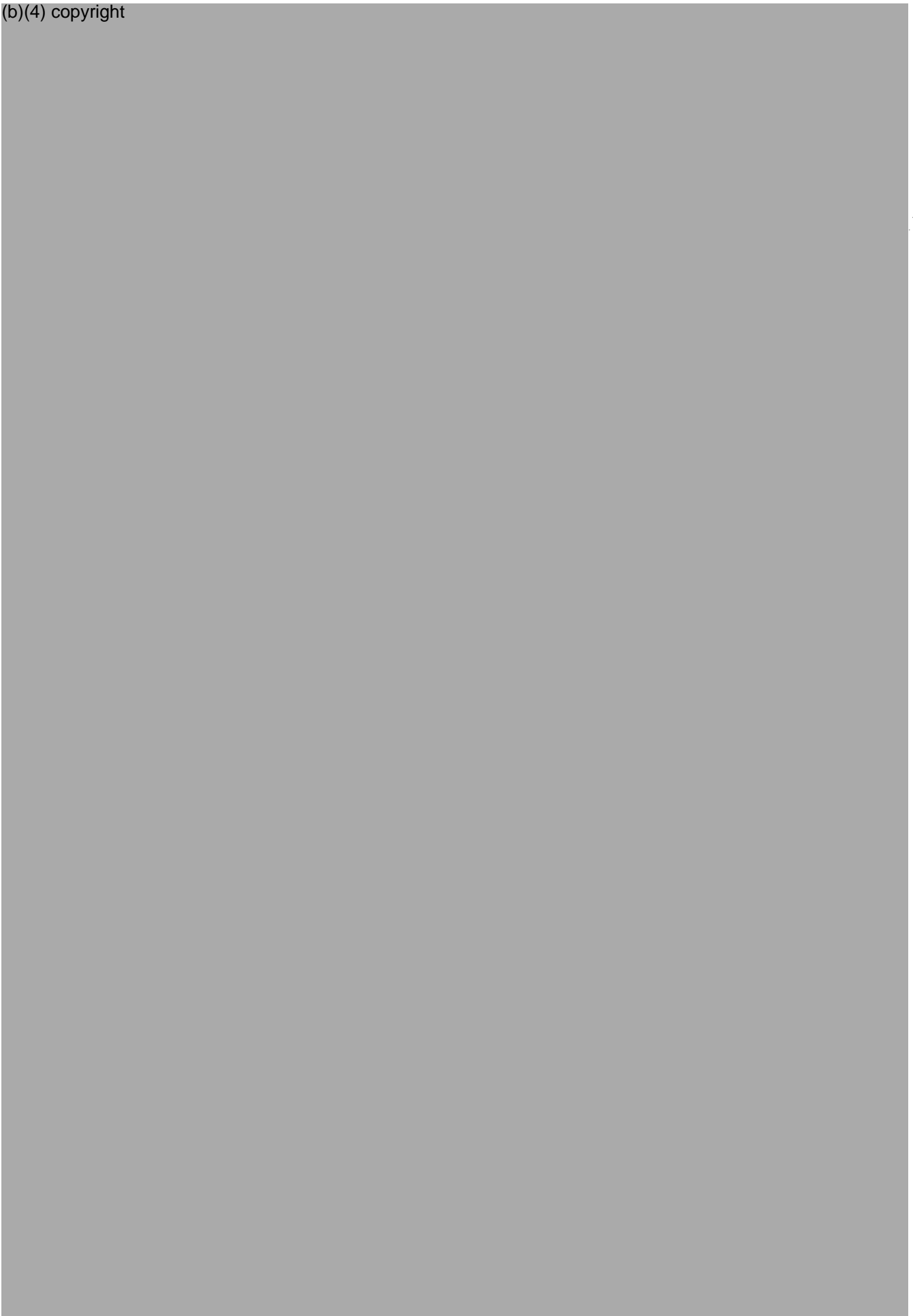
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BREMERTON-014766

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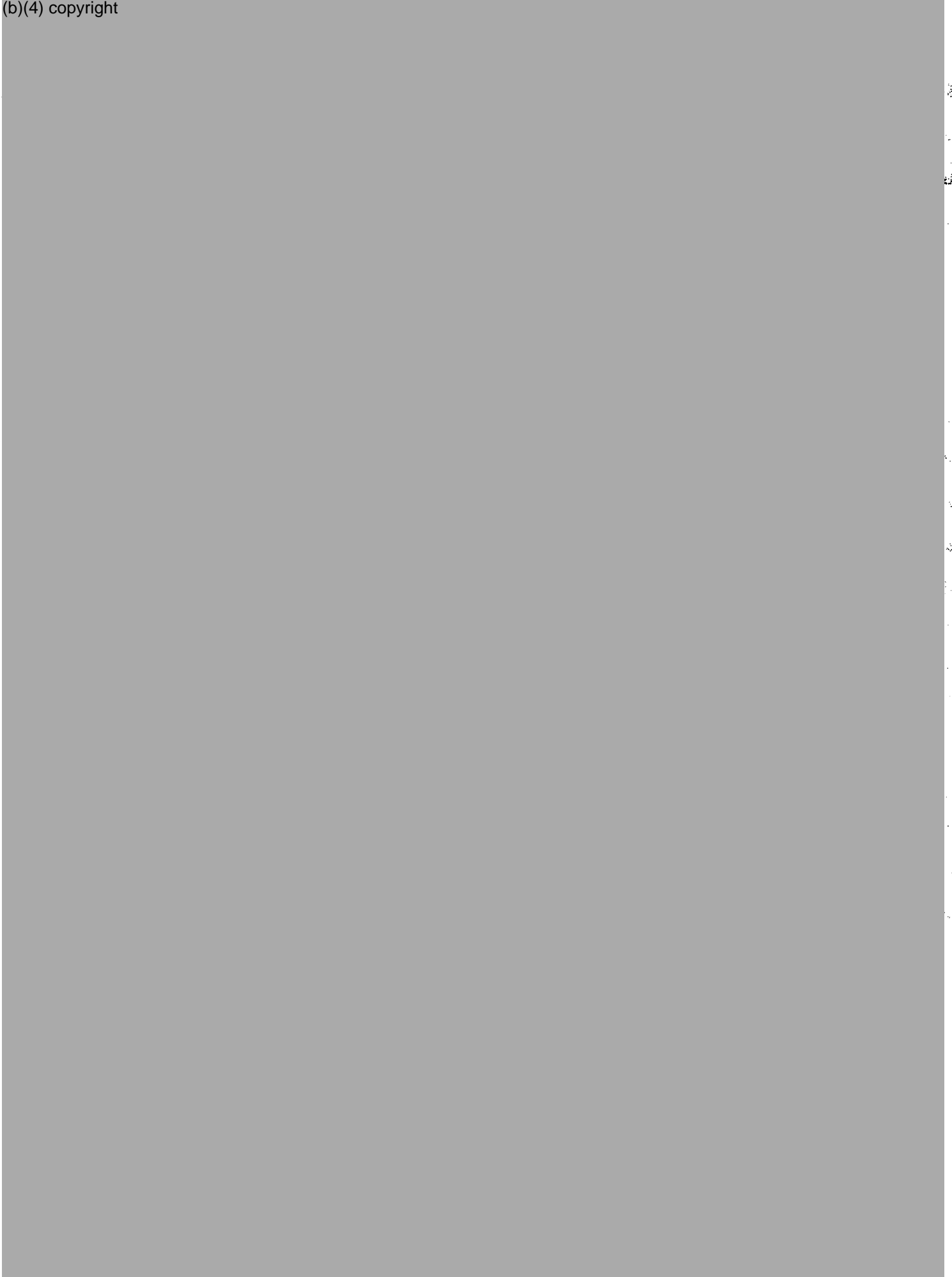


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EDR® Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Lesa Nelson

Tech Law

921 11th Street

Sacramento, CA 95814

Order Date: 8/29/2006 Completion Date: 8/31/2006

Inquiry #: 1745466.3s

P.O. #: Rich Howard

Site Name: Bremerton Gas Works

Address: Pennsylvania Avenue

City/State: Bremerton, WA 98337

Cross Streets:

Customer Project: Bremerton Gas W

012798VLA

916-497-0438

Based on client-supplied information, fire insurance maps for the following years were identified

1947 - 1 Map

1968 - 1 Map

Limited Permission to Photocopy

Total Maps: 2

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BREMERTON-014775

USER'S GUIDE

This User's Guide provides guidelines for accessing Sanborn Map® images and for transferring them to your Word Processor.

Reading Sanborn Maps

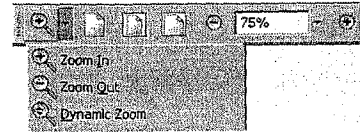
- Sanborn Maps document historical property use by displaying property information through words, abbreviations, and map symbols. The Sanborn Map Key provides information to help interpret the symbols and abbreviations used on Sanborn Maps.
- The Key is available from EDR's Web Site at: <http://www.edrnet.com/reports/samples/key.pdf>

Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

Navigating the Electronic Sanborn Image File

1. Open file on screen.
2. Identify TP (Target Property) on the most recent map.
3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
 - A. On the menu bar, click "View" and then "Zoom to..."
 - B. Or, use the magnifying tool and drag a box around the TP



Printing a Sanborn Map From the Electronic File

- EDR recommends printing images at 300 dpi (300 dpi prints faster than 600 dpi)
- To print only the TP area, cut and paste from Acrobat to your word processor application.

Acrobat Versions 6 and 7

1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.



Acrobat Version 5

1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.



Important Information about Email Delivery of Electronic Sanborn Map Images

- Images are grouped into one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as "1 of 3", "2 of 3", etc. including all available map years.
- Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.



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EDR Research Associate

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BREMERTON-014778

EDR Historical Topographic Map Report

**Bremerton Gas Works
Pennsylvania Avenue
Bremerton, WA 98337**

Inquiry Number: 1745466.4

August 30, 2006



**EDR® Environmental
Data Resources Inc**

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Rd
Milford, Connecticut 06461**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

EDR Historical Topographic Map Report

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Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

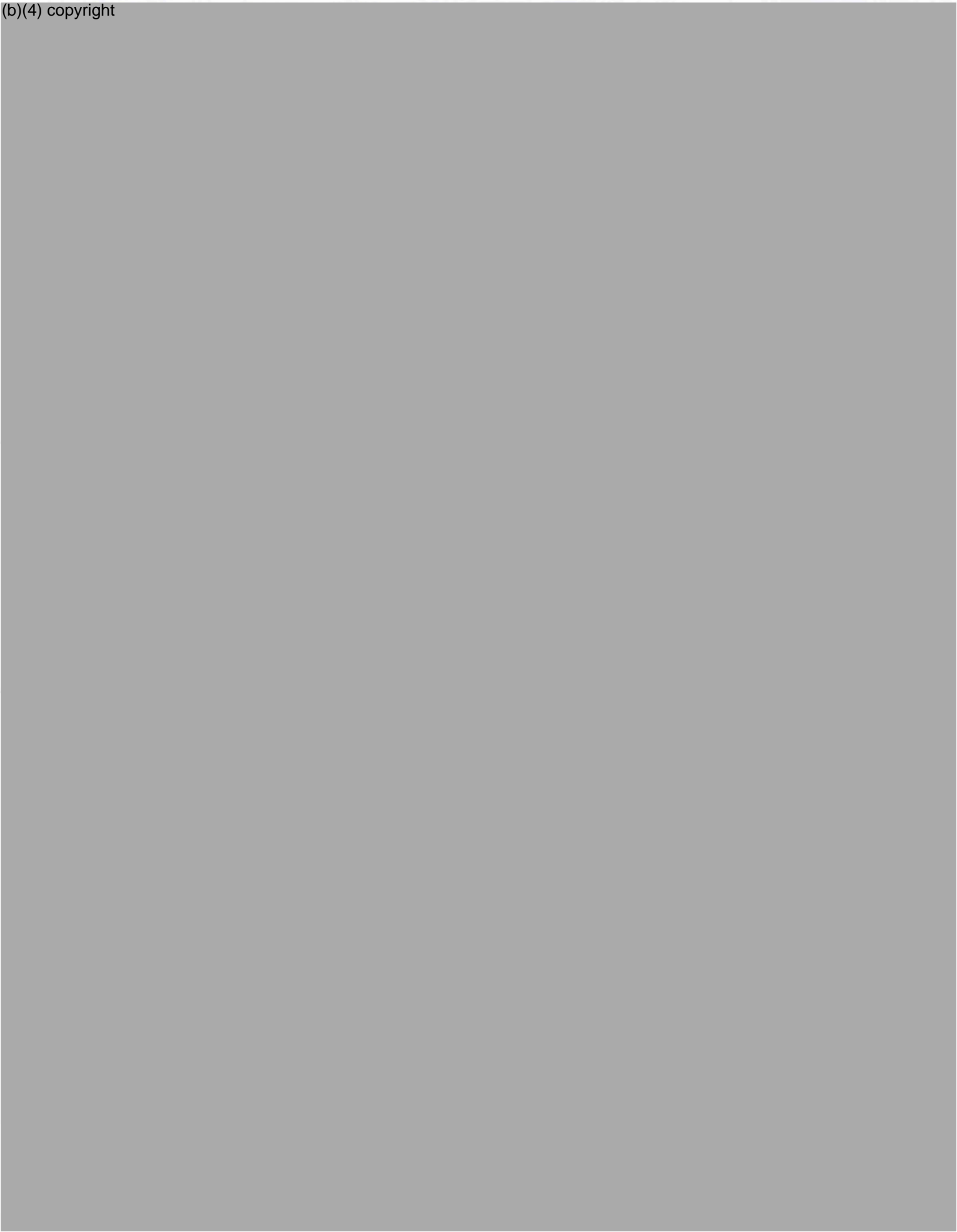
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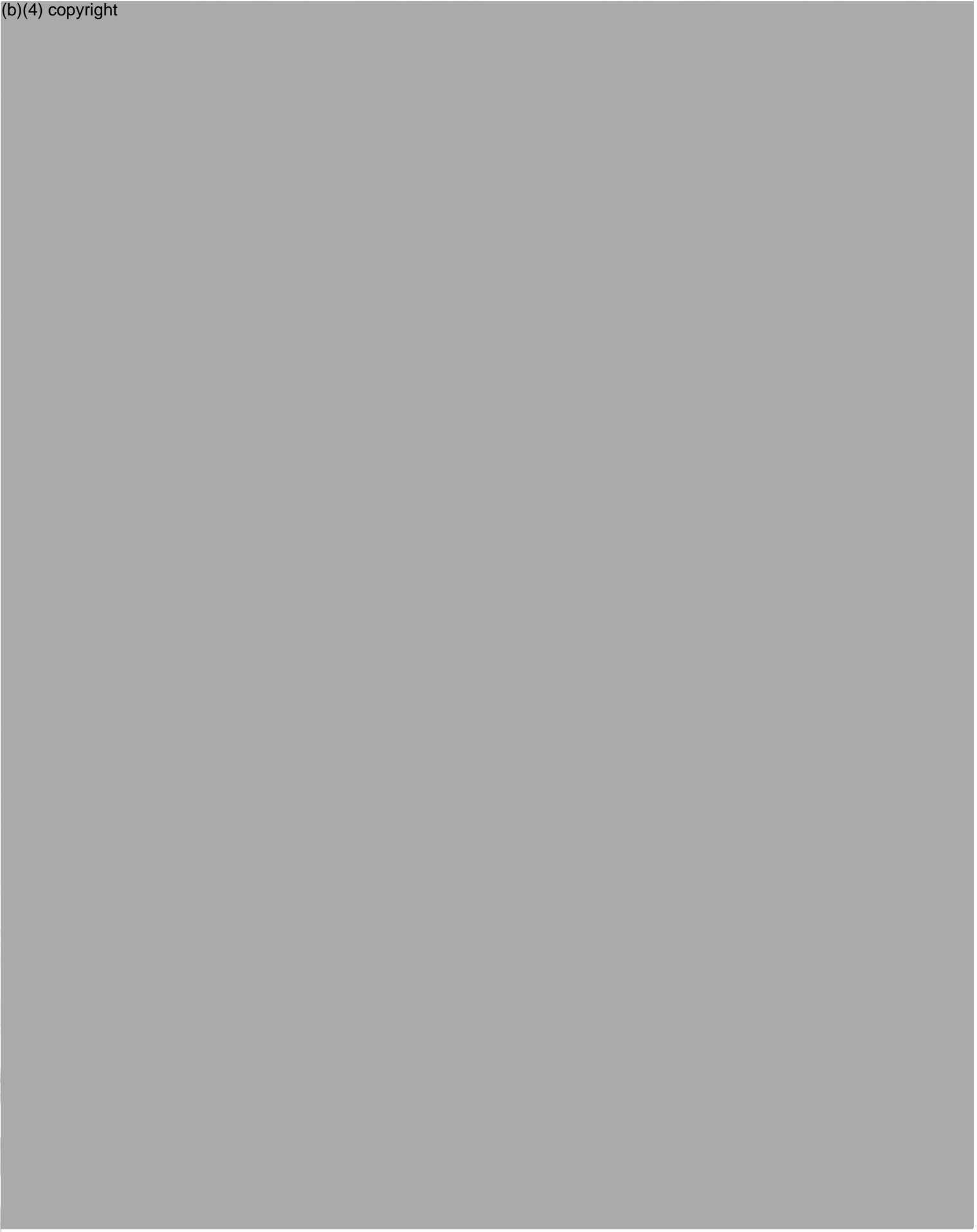




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APPENDIX D

Qualifications of Environmental Professional

TARGETED BROWNFIELDS ASSESSMENT REPORT
OLD BREMERTON GAS WORKS SITE
TechLaw, Inc.
Contract No. EP-S7-06-03

Appendix D
Date: 11/10/2006
Qualifications of Environmental Professional

Name: RICHARD F. HOWARD, REA II

Title: Director/Site Project Manager

Education:

(b) (6)

**Special
Training:**

Clearance:

Registration:

(b) (6)

TARGETED BROWNFIELDS ASSESSMENT REPORT
OLD BREMERTON GAS WORKS SITE
TechLaw, Inc.
Contract No. EP-S7-06-03

Appendix D
Date: 11/10/2006
Qualifications of Environmental Professional

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OLD BREMERTON GAS WORKS SITE
TechLaw, Inc.
Contract No. EP-S7-06-03

Appendix D
Date: 11/10/2006
Qualifications of Environmental Professional

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Contract No. EP-S7-06-03

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Date: 11/10/2006
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Contract No. EP-S7-06-03

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Contract No. EP-S7-06-03

Appendix D
Date: 11/10/2006
Qualifications of Environmental Professional

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TARGETED BROWNFIELDS ASSESSMENT REPORT
OLD BREMERTON GAS WORKS SITE
TechLaw, Inc.
Contract No. EP-S7-06-03

Appendix D
Date: 11/10/2006
Qualifications of Environmental Professional

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Contract No. EP-S7-06-03

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